

# Town of Wytheville



## Comprehensive Plan 2013

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2013

**TOWN COUNCIL**

Trenton G. Crewe, Jr., Mayor  
Jacqueline K. King, Vice-Mayor  
Thomas F. Hundley  
H. Judson Lambert  
William B. Weisiger

**PLANNING COMMISSION**

John W. Jones, Jr., Chairman  
Charles E. Shockley, Vice-Chairman  
H. Judson Lambert  
Cathy D. Pattison  
Terrance E. Suarez  
M. Bradley Tate  
Kevin L. Varney

**TOWN ADMINISTRATION**

C. Wayne Sutherland, Jr., Town Manager  
Stephen A. Moore, Assistant Town Manager  
Michael G. Stephens, Town Treasurer  
Sharon G. Corvin, Town Clerk  
Robert P. Kaase, Town Attorney

# Wytheville Comprehensive Plan Executive Summary

Wytheville is an attractive, vibrant, and thriving community, the success of which can be attributed to its location in the midst of the natural beauty of Southwestern Virginia on major transportation networks, and the hard work and optimistic and progressive attitude of its citizens and leadership. A Town of fewer than 10,000 residents, Wytheville is known for its clean appearance, broad avenues and streets, and its excellent housing stock. The Town boundaries incorporate numerous neighborhoods with housing types ranging from well maintained, modest single-family houses and multi-unit apartment complexes to large historic mansions and new subdivision single-family homes. The nationally recognized Historic District has promoted the preservation of much of Wytheville's built history, and provided more awareness of the Town's rich heritage. Parks, public spaces, and public facilities throughout town preserve open space in more densely populated areas, though much of Wytheville's outlying land is used for agriculture and is sparsely populated. Business and industrial uses are located in the downtown and along transportation routes. The Town's past cooperation with Wythe County has resulted in Fairview Industrial Park and more recent partnering with Wythe and Bland Counties has led to the development of Progress Park to the east just a mile outside the corporate limits. Business Zones at Pepper's Ferry Road and 4<sup>th</sup> Street just off the Interstate Highways continue to attract regional shoppers to Wytheville. Wytheville's museums and Regional Visitors Center help to establish Wytheville and Wythe County as destinations. The new Community Center located adjacent to the campus of Wytheville Community College provides meeting, recreation, health and wellness, educational, and day care opportunities for the town and surrounding communities. Wythe County's investment in additions to Spiller and Scott Schools, along with George Wythe High School and several private schools and academies, provides a sound base for education that is enhanced by the opportunities at Wytheville Community College.

The recent long term lease of Wythe County Community Hospital to Lifepoint Health Systems has led to capital improvements in the facility and expansion of services and the establishment of the Wythe-Bland Foundation that will contribute approximately \$2 million annually to the community in the form of cash grants to improve the health, education and welfare of Wytheville and Wythe and Bland Counties. Wytheville's Planning Commission and Town Council have been working to effectively manage Wytheville's emerging growth to ensure that each development builds on the framework of planned infrastructure and provides a positive impact on the quality of life for the community. This framework is outlined in the Plan Goal and Objectives listed below.

## Plan Goals

### Environmental

Enhance the environmental quality of the town and its natural resources, and promote the positive scenic attributes of the area.

**Land Use**

Promote orderly growth and development through sound land use practices consistent with our small town atmosphere, natural setting, and cultural and historical heritage.

**Transportation**

Provide a balanced and efficient transportation system that will expand to shape and serve the Town's growth.

**Housing**

Provide quality housing for all the citizens of the town.

**Public Facilities**

Expand present utility systems to serve both present and future needs of the Wytheville population.

**Community Facilities**

Provide community facilities for the governmental, cultural, and recreational needs of the present and future populations.

**Public Service**

Provide public services that make Wytheville a safe and caring community.

**Economic**

Collaborate to create a diversified economy that encourages entrepreneurship, lifelong learning, support of existing businesses and industry, and a vital downtown.

## **Vision Statement**

Wytheville will be a place where our small town atmosphere, historic resources, cultural heritage, rural character and natural environment will be preserved and promoted. We will create a positive environment for business and industry by developing and expanding educational and economic opportunities. We will encourage orderly growth and development. Our Town will be a place where all generations of families can enjoy a quality community in which to live, work, and play.

## Environmental Goals and Objectives

**Goal:** Enhance the environmental quality of the town and its natural resources and promote the positive scenic attributes of the area.

1. Promote conservation and preservation of green space.
2. Revise the Zoning Ordinance to require green space preservation for all new developments.
3. Promote the use of new technologies that will lower impacts of the Town operations such as ultraviolet disinfection at the Waste Water Treatment Plant, alternative fuel vehicles, biogas cogeneration projects, etc.
4. Require private developers to use new technologies with regard to stormwater management, such as LID (low impact development).
5. Strictly enforce environmental laws and ordinances in conjunction with State and Federal authorities.
6. Protect and conserve surface and groundwater resources through erosion and sediment control enforcement, and upgrading of the Town's water and sewer systems to prevent leaks in the water system and infiltration and inflow into the sewer system.
7. Promote the development of parks and linear parks along Reed Creek and Cedar Run and other surface water resources throughout town. Encourage natural and manmade stabilization of stream banks in these parks and other areas.
8. Encourage both localized stream bank repairs and reach-wide stream restoration projects along Cedar Run that reduce nutrient loading to Reed Creek and provide ancillary ecological, water quality, and aesthetic benefits.
9. Inventory and maintain the town's tree resources located on rights of way and Town owned property, and implement a Tree Planting Program and Tree Replacement Program in these areas.

# Town of Wytheville

Topography  
OCTOBER 2012



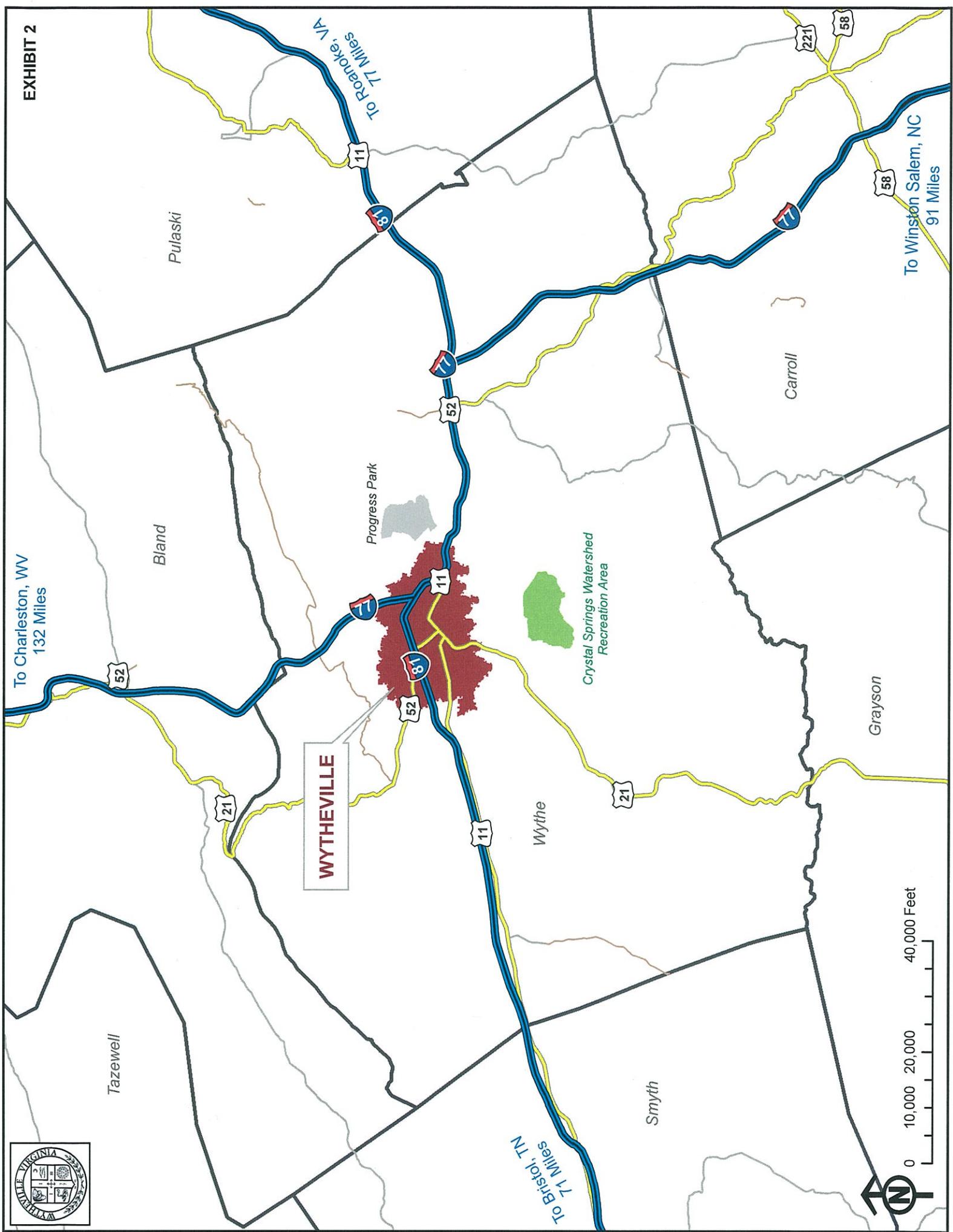
10' Contour Intervals



Exhibit 1



EXHIBIT 2



To Charleston, WV  
132 Miles

**WYTHEVILLE**

To Roanoke, VA  
77 Miles

To Winston Salem, NC  
91 Miles

To Bristol, TN  
71 Miles



## Land Use Goal and Objectives

**Goal:** Promote orderly growth and development through sound land use practices consistent with our small town atmosphere, natural setting, and cultural and historical heritage.

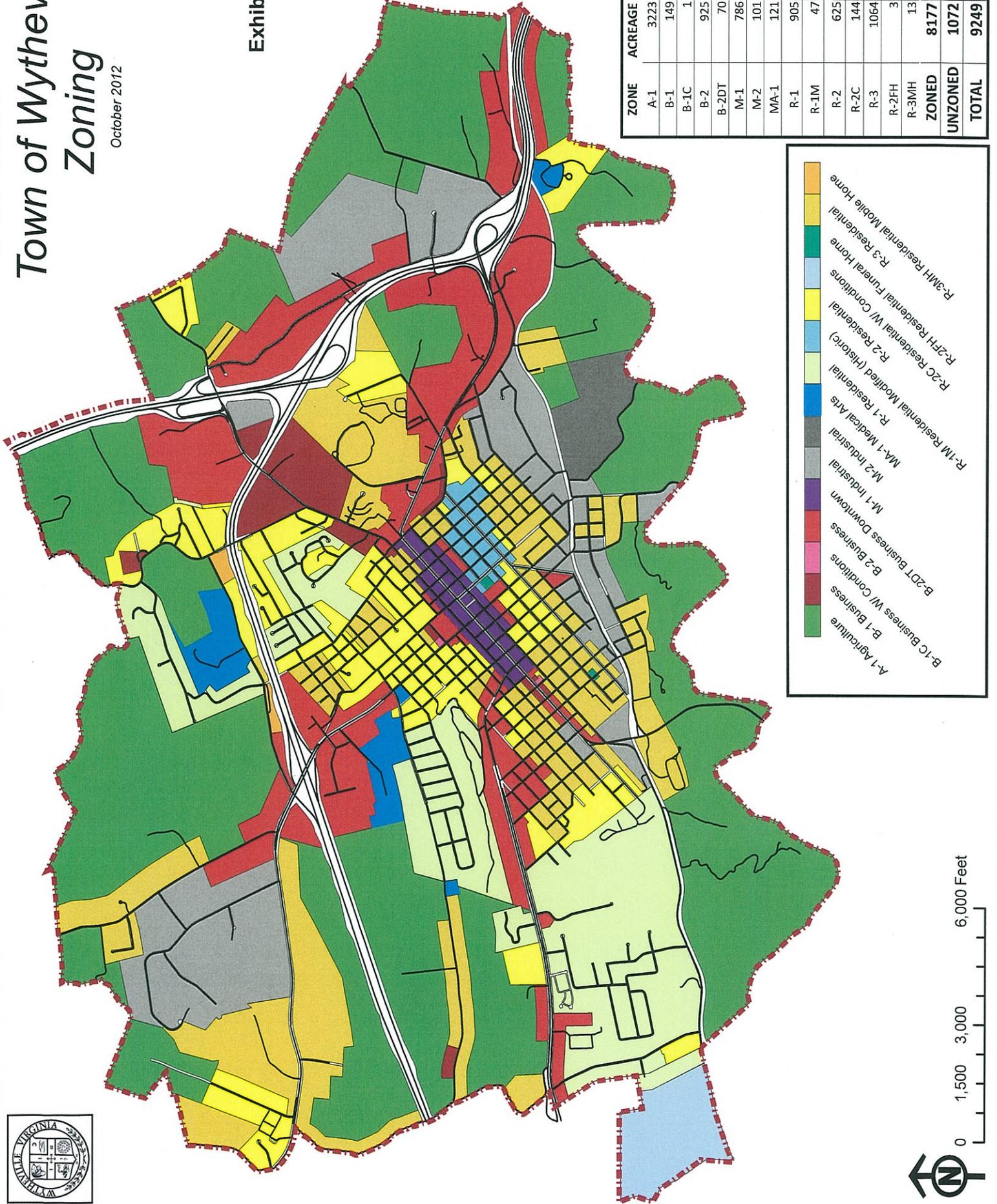
1. Review the Subdivision and Zoning Ordinances with respect to density, conservation areas and parks, and encourage new approaches to development that may increase density (living units per acre) and also increase open space, green space and parks, playgrounds, picnic areas, etc. (Identify on Town maps.)
2. Review the Subdivision Ordinance with respect to low impact development methods, improved stormwater management, and overall conservation priorities.
3. Promote the development of a tree, sign, flower, and shrub management plan which would outline proposals for the beautification of streets, entrance corridors, and medians.
4. Promote a citizen awareness of planning to educate and solicit citizens' participation in making planning decisions to ultimately promote public support of good planning in all dimensions.
5. Identify and protect specific agricultural lands that will be preserved as "open green space" in the future as development expands into the town's agricultural areas. (Identify on Town maps.)
6. Promote, wherever practical, aesthetic improvements, open spaces, and other amenities such as trees, landscaping buffers, and underground utilities. Revise ordinances to promote increased density with landscaping buffers between conflicting land uses such as earthen berms planted with trees or shrubs. (Identify on Town maps.)
7. Annually review and revise, if necessary, the Future Land Use Map to assure orderly growth and development based upon long term plans and recent trends. Coordinate with Wythe County the land uses in potential boundary extension areas.
8. Monitor the available land for residential development at all spectrums of housing with special emphasis on affordable housing that is integral with all developments.

9. Create an interstate corridor “buffer” that protects adjacent properties from the noise and visual distractions of the highways and provides a scenic avenue for travelers through Wytheville.
10. Create enhanced entrance corridors into town that calm traffic and are “green” and “friendly” and create a good impression of Wytheville for first time visitors and to welcome back residents.
11. Identify and work to preserve and protect water features, wetlands, forested areas of town, wildlife, birds, etc.
12. Promote the identification of historic properties in town and adjacent properties in the county.

# Town of Wytheville Zoning

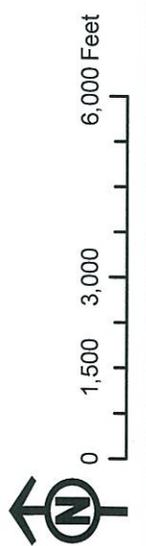
October 2012

## Exhibit 3



ZONE	ACREAGE	% of Total
A-1	3223	34.8%
B-1	149	1.6%
B-1C	1	0.02%
B-2	925	10.0%
B-2DT	70	0.8%
M-1	786	8.5%
M-2	101	1.1%
MA-1	121	1.3%
R-1	905	9.8%
R-1M	47	0.5%
R-2	625	6.8%
R-2C	144	1.6%
R-3	1064	11.5%
R-2FH	3	0.0%
R-3MH	13	0.1%
<b>ZONED</b>	<b>8177</b>	<b>88.4%</b>
<b>UNZONED</b>	<b>1072</b>	<b>11.6%</b>
<b>TOTAL</b>	<b>9249</b>	<b>100%</b>

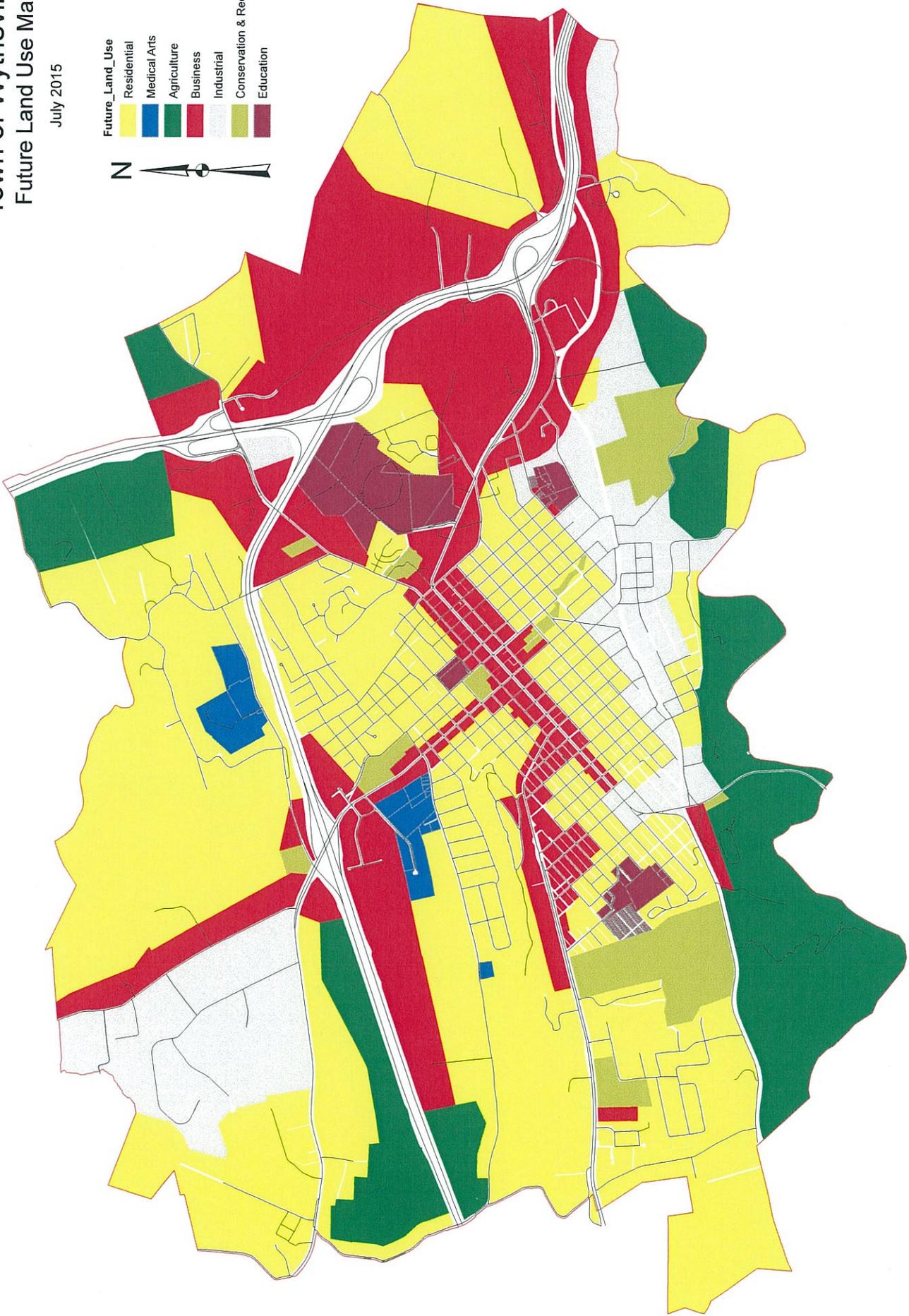
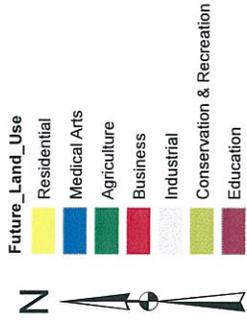
- A-1 Agriculture
- B-1 Business
- B-1C Business W/ Conditions
- B-2 Business
- B-2DT Business Downtown
- M-1 Industrial
- M-2 Industrial
- MA-1 Medical Arts
- R-1 Residential
- R-1M Residential Modified (Historic)
- R-2 Residential
- R-2C Residential W/ Conditions
- R-2FH Residential Funeral Home
- R-3MH Residential Mobile Home
- R-3 Residential





# Town of Wytheville Future Land Use Map

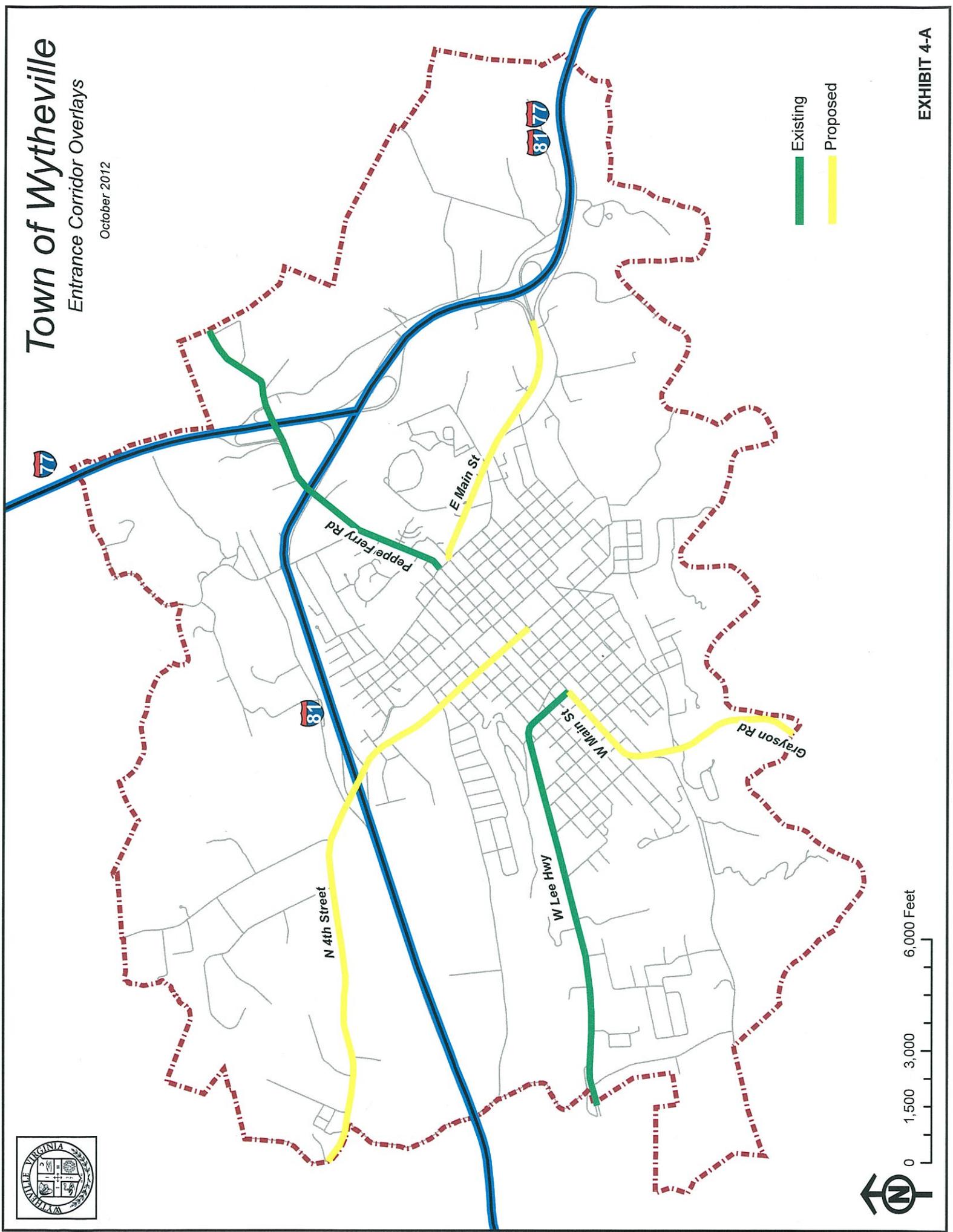
July 2015



# Town of Wytheville

## Entrance Corridor Overlays

October 2012



Existing  
Proposed



## Transportation Goals and Objectives

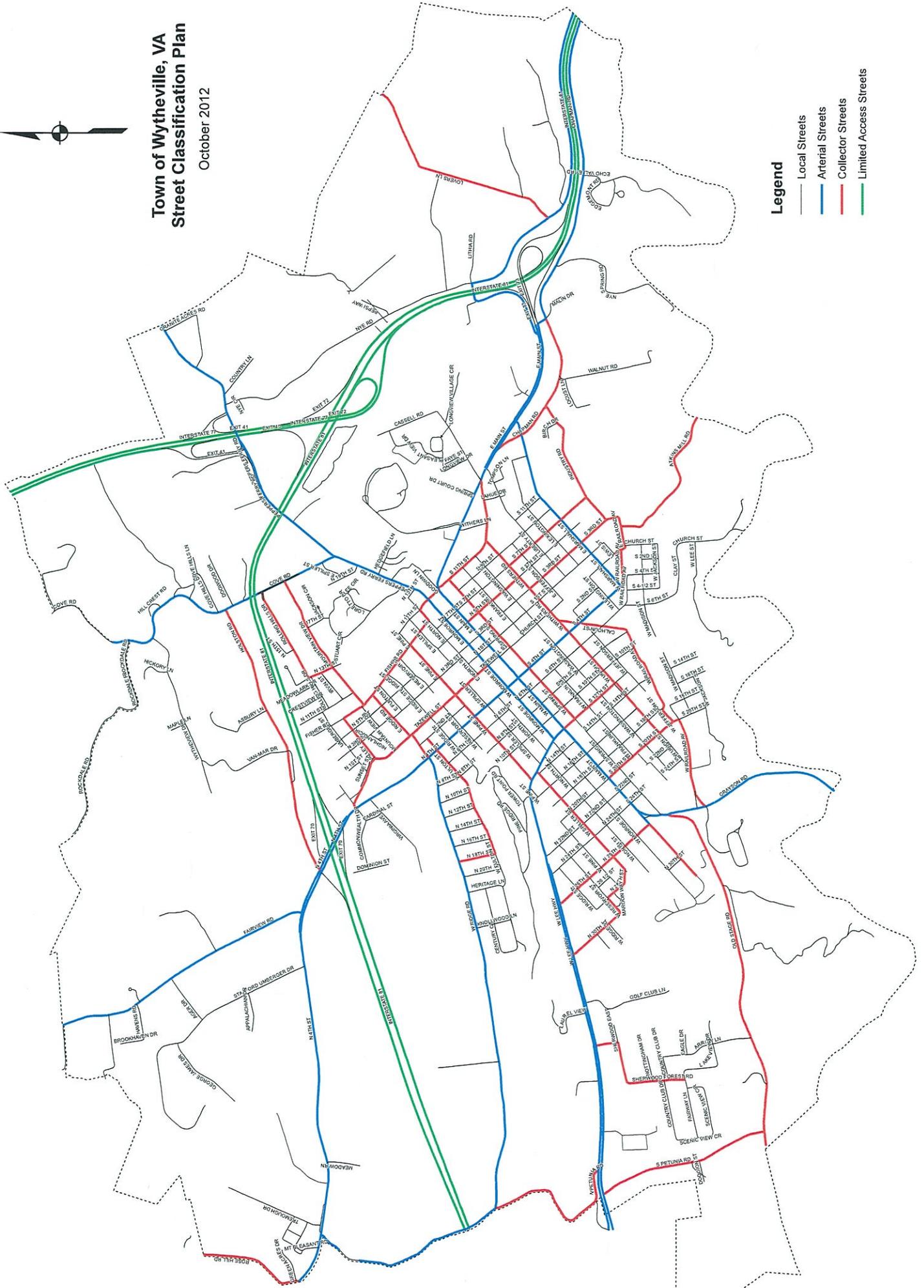
**Goal:** Provide a balanced and efficient transportation system that will expand to shape and serve the Town's growth

1. Prioritize the projects in the 2020 Transportation Plan as follows:
  - a. Completion of Community Boulevard from Cassell Road to Lithia Road (Phase II).
  - b. Alignment and signalization of the intersections at Lithia Road and Malin Drive with East Main Street.
  - c. Upgrade and coordination of the signalization at East Main and 11<sup>th</sup> Streets and Peppers Ferry Road/Monroe Streets and 11<sup>th</sup> Streets.
  - d. Improvement and/or alignment of Withers Lane and Rt. 365 (College Access Road) and signalization of this intersection.
  - e. Coordination of signalization on East Main Street from 11<sup>th</sup> Street east to the interstate entrance ramps and elimination of the fifth lane to provide specific turning movements, a median with landscaping and street lighting.
  - f. The improvement and widening of Peppers Ferry Road from the I-77 and I-81 overpass east to the Town Limits. (Interstate bridge upgrades as a secondary phase.)
  - g. The extension of East Main Street to intersect with Nye Road.
  - h. Upgrade of the West Main Street and 4<sup>th</sup> Street Intersection to include signalization coordination with Monroe and 4<sup>th</sup> Streets and Spring and 4<sup>th</sup> Streets.
  - i. Coordinate the prioritization of the above with a direct relationship to traffic counts in these areas. If traffic counts increase dramatically, move the projects in these areas to a higher priority.
2. The upgrade of sidewalks to meet ADA accessibility standards.
3. Promote the construction of sidewalks on one side of streets to provide pedestrian access to all parts of town (by revising the Subdivision Ordinance) and require a bike lane provision on all new residential streets.
4. Promote the development of the bicycle paths and routes in town to provide bicycle access in town.
5. Coordinate traffic signals to improve flow of major thoroughfares.
6. Encourage the development of a grid of streets incorporating the influence of terrain, drainage, etc. to provide ease of access from all areas of town.

7. Encourage alternative methods of transportation for both freight and passenger movement, including rail, air, transit, bicycling, and walking, and the development of a manned passenger rail station at any location within the town corporate limits to serve the citizens of the Wytheville region.
8. Promote a southerly route through town.
9. Promote electric vehicle use by providing charging stations in selected public places.
10. Promote the Heritage Walk extension as an alternative mode of north-south transportation (pedestrian and bicycle in some locations).
11. Increase hours of operation for public transportation.
12. Establish new Transportation Demand Management (TDM) service for residents commuting to distant employment centers.



# Town of Wytheville, VA Street Classification Plan October 2012



## Legend

- Local Streets
- Arterial Streets
- Collector Streets
- Limited Access Streets

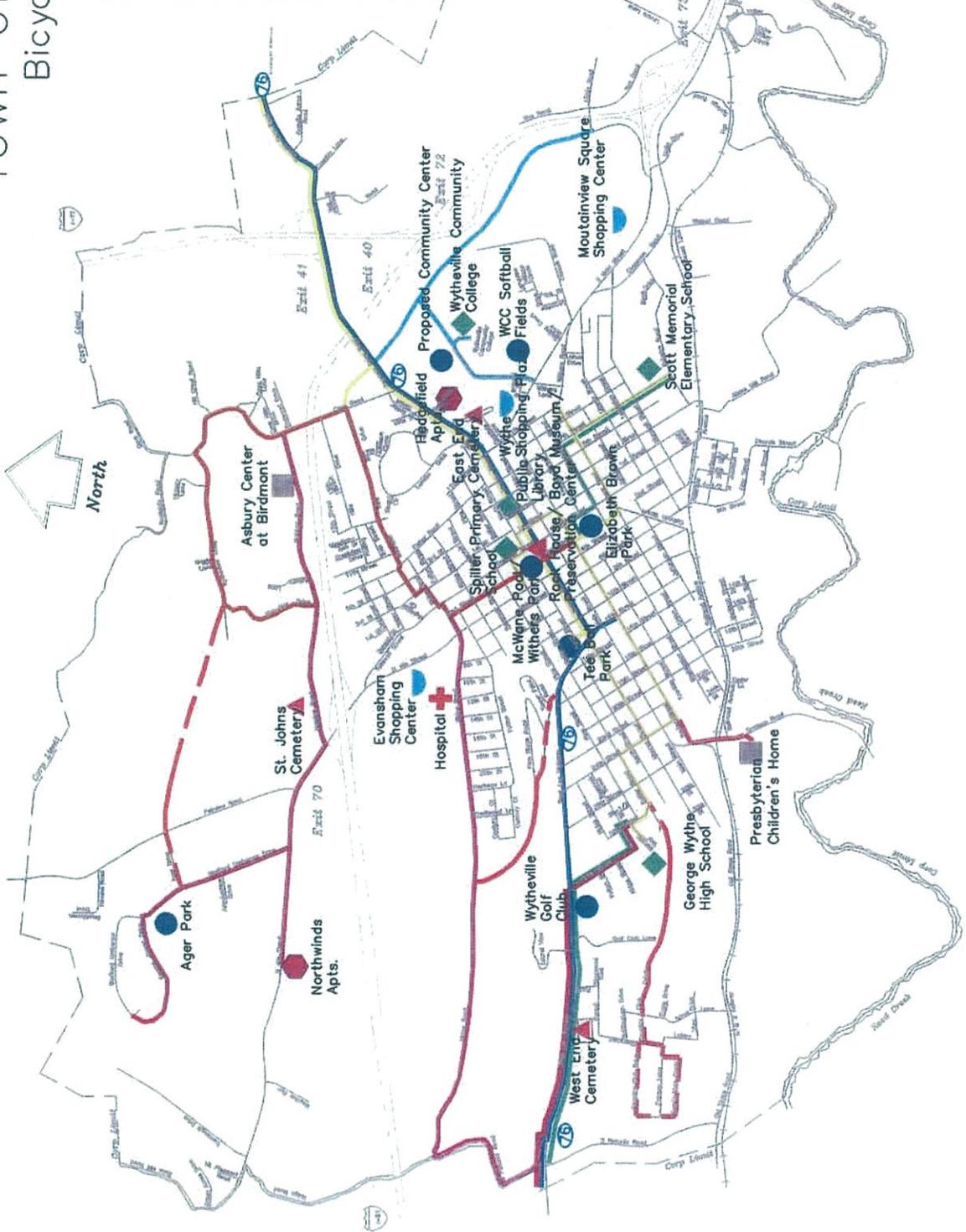


# Town of Wytheville Bicycle Route

●	RECREATION
+	MEDICAL FACILITY
◆	EDUCATION
◐	COMMERCIAL
▲	HISTORIC
◑	APARTMENT COMPLEXES
■	CONGREGATE LIVING CENTERS

—	Existing Rt. 76 Bikeway
—	Phase 1
—	Phase 2
—	Phase 3
—	Phase 4
—	Phase 5
—	Implementation



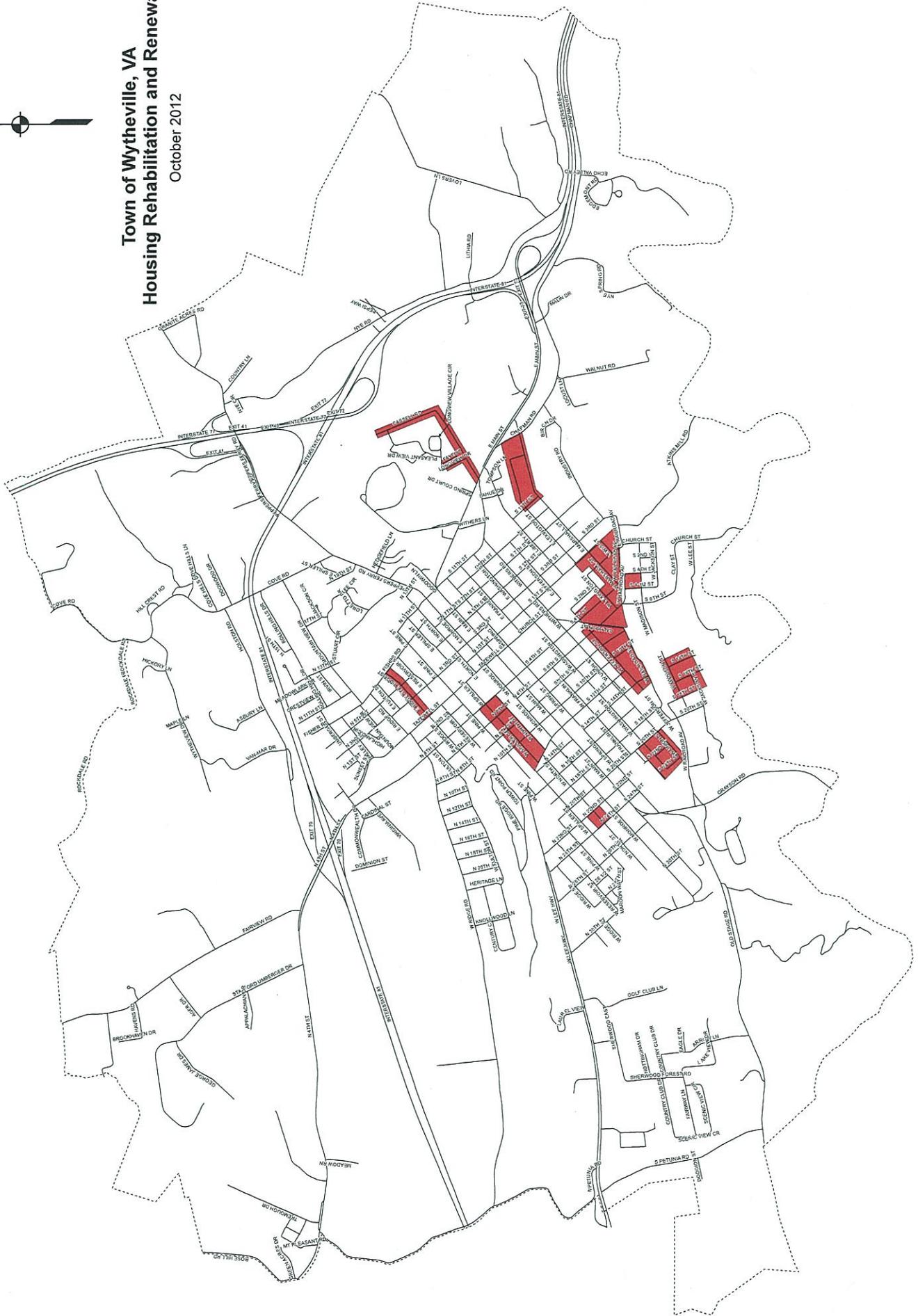
## Housing Goal and Objectives

**Goal:** Provide quality housing for all the citizens of the town.

1. Develop property maintenance incentives.
2. Encourage the availability of adequate amounts of housing in the areas zoned for residential use by encouraging public agencies (Wytheville Redevelopment and Housing Authority [WRHA], Mountain Shelter, Department of Social Services, VHDA) and private developers to fill the need for low-to-moderate income housing, and multiple and single family housing.
3. Promote the maintenance and upkeep of existing housing stock through cleanup program, awards programs, and the promotion of historic districts and National Register properties.
4. Target specific neighborhoods which contain deteriorated housing stock and substandard housing and provide improvement assistance through WRHA, Community Development Block Grants (CDBG) and any other available State or Federal programs, and low interest loan programs (revitalization area declarations.)
  - Cassell Road, Faye Street, and Longview Drive Area.
  - Lexington Street and Marshall Street areas east of 11<sup>th</sup> Street.
  - The West Spiller, West Lee Highway, West North Street, 6<sup>th</sup> Street bounded area.
  - The South 20<sup>th</sup> Street, Union Street, South 24<sup>th</sup> Street, West Main Street bounded area.
  - Jefferson Street to Railroad Avenue between 6<sup>th</sup> and 16<sup>th</sup> Streets.
  - 14<sup>th</sup> Street to 18<sup>th</sup> Street between Madison and Jackson Streets.
  - Railroad Avenue to Jackson Street between 6<sup>th</sup> and Church Streets (declared revitalization area).
5. Support Habitat for Humanity Programs and house construction.
6. Encourage the improvement in housing stock by the development or “infilling” of vacant lots with new housing stock (revitalization designation).



# Town of Wytheville, VA Housing Rehabilitation and Renewal October 2012



## Public Facilities Goals and Objectives

**Goal:** Expand present utility systems to serve both present and future needs of the Wytheville area population.

1. Continue to be a partner in the regional water system to provide water to the Town and County from the New River.
2. Investigate the potential for a public water authority to operate the Town and County water systems.
3. Continue the annual upgrades of sections of the water and sewer systems that are over 25 years of age or that are undersized based upon new development.
4. Promote the enhancement of public utility systems such as CATV, telephone, natural gas and electrical service, and data transmission and closely monitor federal deregulation of these industries.
5. Develop a master plan and implementation plan for looping of water systems to promote improved water service.
6. Promote projects that will provide for the future needs of the Town including a water storage tank at Progress Park.
7. Continue efforts to curtail water leaks and infiltration and inflow in the sewer system.
8. Expand the public fiber optic service network to serve the business and industrial centers of town, or find a private industry provider. (See the water and sewer maps.)
9. Review the solid waste policy to determine if the methods used are the most efficient and the most citizen friendly. Review the "Bag It and Tag It" Program to see that it remains the most fair and cost effective method of solid waste collection.
10. Review the possibility of regional effort for composting yard and tree waste, along with the sludge, to provide a consumer product that could be sold.

# Town of Wytheville

Water Treatment & Distribution System

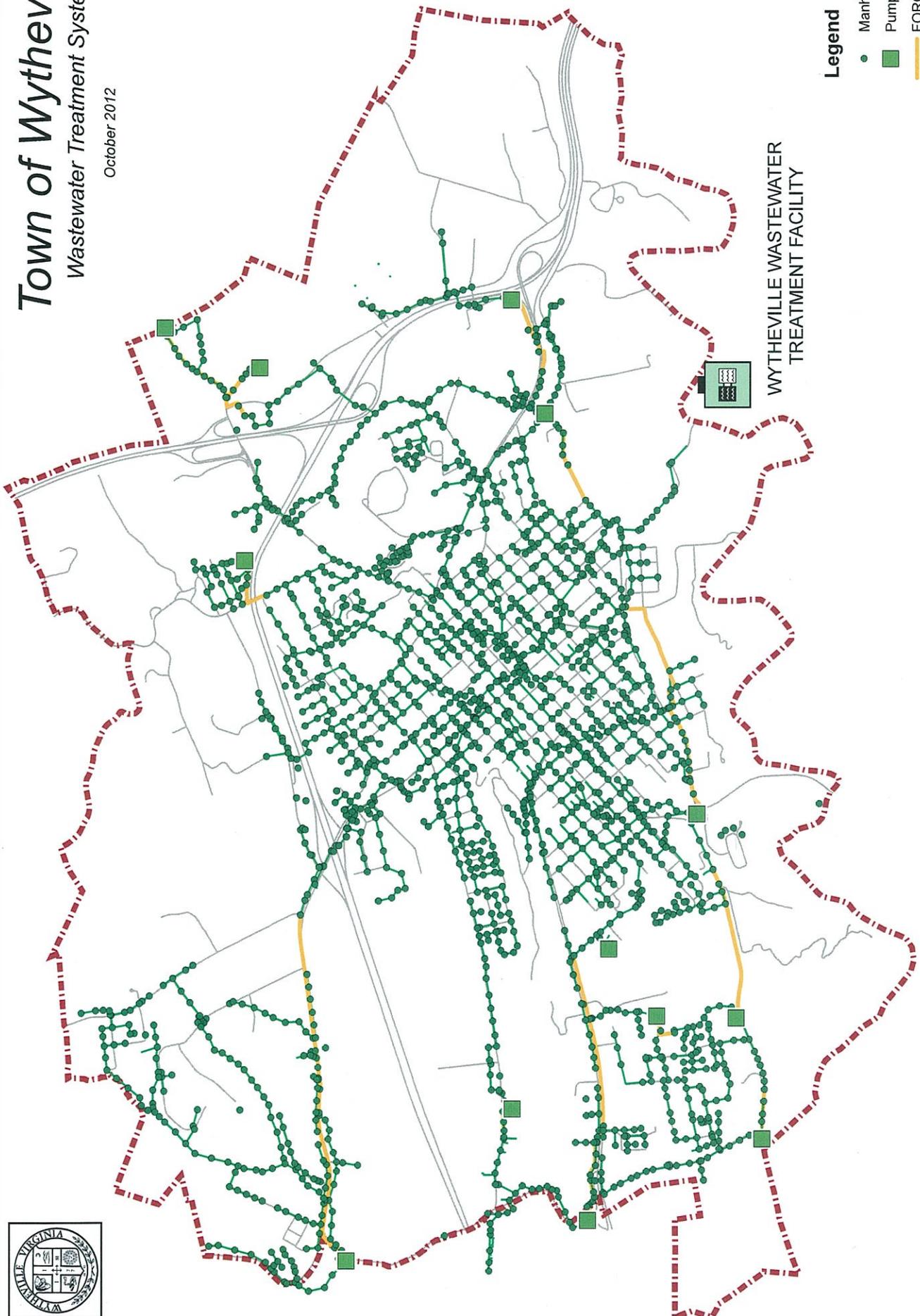
OCTOBER 2012



# Town of Wytheville

## Wastewater Treatment System

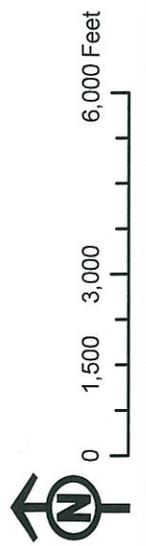
October 2012



### Legend

- Manholes
- Pump Station
- FORCE MAIN
- GRAVITY MAIN
- - - Town Limit

WYTHEVILLE WASTEWATER TREATMENT FACILITY



## Community Facilities Goal and Objectives

**Goal:** Provide community facilities for the governmental, cultural, and recreational needs of the present and future population.

1. Investigate the feasibility of a new Police and Fire Station to house all the Town's emergency operations—Police, Fire and Rescue, and E-911 Call Center. This is being pursued jointly by Wythe County and Wytheville.
2. Encourage the continued improvement and enhancement of the existing parks.
3. Consider developing a walking/bike trail along the Town branch from the Jackson Property to the old landfill site connecting the Town parks.
4. Promote and preserve the Town's historic resources by recognizing new areas and sites to be added to the National Register of Historic Places.
5. Develop and identify potential park areas and a master plan for the development of neighborhood parks throughout town, including the water tower and tank sites, and acquisition of ideal park areas to provide a network of readily accessible parks in all neighborhoods. Please see Exhibit for Parks and Future Parks.
6. Coordinate the use of other public facilities owned by the Town--Crystal Springs Watershed Property, Regional Visitor's Center, Heritage Preservation Center, Town Museums, Police and Fire Station, new Community Center, old Community Center and those facilities not owned by the Town – Wythe Arts Council's Haller House, Wytheville Community College, Scott, Spiller and George Wythe Schools and facilities, County Court House, Public Library, and Wythe County Community Hospital to maximize their service potential and to reduce costs.
7. Investigate the potential use of the Old Jail and the Fulton House or look at their removal and use the sites as expanded community facilities.







## Public Services Goal and Objectives

**Goal:** Provide public services that make Wytheville a safe and caring community.

**Objectives:**

1. Study, in conjunction with Wythe County, the comprehensive delivery of fire, police, and rescue services in the town and surrounding areas to retain a reliable and sustainable means to provide emergency services delivery.
2. Cooperate and coordinate with other emergency service agencies at the local, state, and federal level.
3. Support the Incident Management Plan and the Wythe County Local Emergency Planning Committee.
4. Plan with other emergency agencies to utilize the purchasing power of many agencies to cut costs and improve efficiency.
5. Plan with other emergency providers to have emergency shelters equipped to handle disaster and provide disaster relief.
6. Plan for the scheduled replacement of emergency equipment and vehicles to assure that a top quality emergency fleet is available.
7. Conduct joint training for the Police and Fire Departments and Rescue Squads to hone skills and procedures in the event of natural disaster, civil disorder, hostage situations, hazardous material spills, etc., and conduct "mock" drills.
8. Continue to consolidate with Wythe County to update and improve the E-911 Communications Center and its operational systems.
9. Inform people of the Wytheville Transit Systems and the services it offers through the electronic newsletter and other available media.
10. Consider options for expanding the existing fire station or building a new fire station.
11. Study, in conjunction with surrounding jurisdictions, an emergency warning system and evaluate methods of implementation.

## Economic Goal and Objectives

**Goal:** Collaborate to create a diversified economy that encourages entrepreneurship, lifelong learning, support of existing businesses and industry, and a vital downtown.

### Objectives:

1. Place an emphasis on the development and expansion of existing businesses and entrepreneurial enterprises in the town and county through the Joint Industrial Development Authority, the Virginia Department of Economic Development, and the Crossroads Regional Industrial Facility Authority.
2. Promote incubators for small business start up through assistance available from Wytheville Community College, the Joint Industrial Development Authority, the Virginia Department of Economic Development, etc.
3. Place an emphasis on quality education by working cooperatively with the efforts of the Wythe County School Board, Wytheville Community College, literacy programs, distance learning programs, etc. to enhance all levels of education.
4. Work to provide a focus on technology and encouragements for critical community assets that support the technology, including affordable, reliable training programs, incubators, start-up funds, and other programs to assist and promote tech-based businesses, distance learning programs, etc.
5. Work toward an “e-village” environment especially for industries and businesses of Wytheville.
6. Encourage downtown development and the preservation of the Wytheville downtown through tax relief for improved properties, encouraging State and Federal tax incentives, enhancing the information infrastructure, developing technology and tourism zones, etc.
7. Support transportation including the continued enhanced access to the interstate corridors of I-77 and I-81 and enhanced access to rail freight transportation. This includes:
  - Upgraded interchanges at Wytheville and,at Exit 77 to serve the Industrial Park.
  - The initiative to establish the future routes of the interstate corridors around and through Wytheville.
  - Promote Wytheville as a hub for shipping for businesses--UPS, FedEx, Camrett Logistics, etc.
  - Support rail passenger service to and from Wytheville.
8. Market Wytheville as a great quality-of-life community with low crime and cultural and recreational opportunities in a beautiful natural setting that is central to many major metropolitan areas: Charlotte, Atlanta, Washington, D.C., for example.
9. Promote affordable housing.
10. Utilize the access to, and promotion of, the Town’s Crystal Springs Watershed property as a recreational and quality-of-life enhancement.
11. Investigate the feasibility of providing broad-band accessibility to key areas throughout town to provide the raw infrastructure for economic development.
12. Encourage the activities of the Wytheville Hotel/Motel/Restaurant Association, Chamber of Commerce, Blue Ridge Highlands Association, etc. and the promotion of tourism.
13. Work to keep Wytheville’s web site upgraded to search engine keywords so that search engines select the site and provide additional electronic marketing.

# 1. NATURAL ENVIRONMENT

## Introduction

Natural environment is an umbrella term that aggregates a number of qualities of the living environment. Air, water, soil and everything around us constitute the natural environment. Different elements of the natural environment are strongly interrelated and human activities can harmonize or upset this delicate balance. Therefore, it is imperative to plan carefully and in advance for the protection of natural resources.

Located in the beautiful Blue Ridge Mountains of Southwestern Virginia, the Town of Wytheville was historically a stopping point for settlers heading towards the west. Its moderate mountain climate and natural mineral spas made the town a popular summer resort for families seeking escape from the southern heat. In keeping with this rich historical tradition, it is essential to preserve the health and scenic beauty of prime farmland, hilly terrain and natural springs dotting the Wytheville of today.

This section will address the physical landscape, environmental quality, environmental hazards, and natural heritage resources of the Town of Wytheville.

## Physical Landscape

### Topography

Wytheville is located in the Blue Ridge and Valley and Ridge physiographic province. The town has a hilly topography with sudden elevation changes. Pine Ridge interrupts a gentle rolling terrain abruptly across the East-West axis. Elevations in Wytheville vary from 2,297 feet at the eastern edge of the town, to 2,284 feet in the central area of the town and 2,428 feet on the western edge of the town (see Map 1.1). Slopes in the town range from 5.5% to 30% (see Map 1.2). Around 3.69% of the area in Wytheville falls in the excessive slope category, which is a major constraint to development.

### Soils

Soils in the area are affected by geology, landforms, climate, relief and natural vegetation, which, in turn, dictate the suitability of the land to a particular use and style of management. The soil survey of Wythe County shows five categories or associations of soils. The dominant soil type in the Town of Wytheville is the Frederick Hagerstown soil association. This is characterized by deep, well-drained soils which can be nearly level to very steep with a clayey subsoil. Erosion potential and slope are the two major limitations of this soil type. In Wythe County, 95% of the area with Frederick Hagerstown soils has been developed in industrial and residential uses.

Wytheville's particular geology is characterized by limestone blanketed by varying depths of clay and topsoil. Shale and sandstone occur on Pine Ridge and on the ridge that runs east of and parallel to Fourth Street. The presence of limestone at shallow

depth coupled with the rugged terrain often make grading costs prohibitive for development in this area.

### Surface Water

The main water body in the town is Reed Creek, which flows along the southern edge of the town. Reed Creek is a major tributary of the New River and has a drainage area of 154 square miles. The predicted one-day low flow in Reed Creek at a recurrence frequency of thirty years is 10 million gallons per day. The lowest flow on record has been 2.6 million gallons per day with the highest recorded flow being 18.9 million gallons.

Several small springs run in a north-south direction across the Town of Wytheville. Cedar Run is the most prominent; it flows south along Fourth Street and ultimately drains into Reed Creek. The town owes its early location to these springs though they have a negligible role in providing the current water supply.

### Watersheds

Watersheds are increasingly being recognized as an appropriate unit of planning, since many environmental problems can only be solved at the watershed level. The Town of Wytheville is a part of the Upper New River Watershed, which covers an area of 2,936 square miles and includes parts of the states of North Carolina, Tennessee and Virginia.

## **Environmental Quality**

### Water quality

#### *Watershed Level:*

The Environmental Protection Agency (EPA) recommends ambient water quality criteria for 157 pollutants under the aegis of the Clean Water Act. Measures for these criteria place the Upper New River watershed in category "1," with "better water quality and low vulnerability." Pollutants or other stressors are low, and, therefore, there exists a lower potential for future declines in aquatic health.

#### *Drinking Water Quality in Wytheville:*

Water intake takes place at the intersection of US 21 with Reed Creek in the southern part of the town. According to the Annual Water Quality Report (2012) drinking water in the Town of Wytheville is safe and meets federal and state requirements. Routine monitoring for trihalomethanes, nitrates/nitrogen, lead, copper and turbidity in drinking water is carried out by the Town of Wytheville Water Treatment Plant in accordance with State and Federal water laws.

### Air quality

The air quality in Wytheville is good and citizens do not face any significant health risks. Pollutants such as sulfur dioxide, particulate matter, carbon monoxide, nitrogen dioxide,

and ozone are found in the Town of Wytheville. Based upon its National Air Quality Standards, the EPA has described the level of these pollutants from low to moderate. In addition, the daily composite of Wytheville's air quality shows that 42% of its days are good air quality days while 58% are moderate air quality days. There are zero days that can be classified as unhealthy.

## Environmental Hazards

### Manmade Hazards

#### *Waste Hazards*

Wastes are regulated by a number of laws including RCRA (the Resource Conservation and Recovery Act) solid and hazardous waste regulations, the Virginia Waste Management Act and other Federal and State regulations. There are several closed solid waste landfills in Wythe County, and there is one closed landfill located within the Town of Wytheville

### Natural Hazards

Natural phenomena in the form of hydrological hazards (floods), atmospheric hazards (wind events, winter storms) and geologic hazards (landslides) have been known to cause substantial damage to life and property. Table 1.1 identifies those events which resulted in a declaration by FEMA for this region of the state.

April 1977	severe ice storms and flooding
September 1989	Hurricane Hugo
March 1994	severe ice storms and flooding
January 1996	flooding, high winds, blizzard
March 2003	flooding
<i>Source: VISTA Information Solutions, Inc., Town of Wytheville</i>	

#### *Hydrological Hazards*

Flood data for Wytheville (see Map 1.4) indicates areas subject to either a 100-year or a 500-year flood. This data is collected by the Federal Emergency Management Agency and utilized to estimate flood insurance premiums for structures in communities participating in the national flood insurance program.

Flood-affected areas along with steep slopes are reported to be a serious constraint for development in Wytheville. One of the major springs, Cedar Run and its tributaries, which flow parallel to First Street, affects a number of neighborhoods.

On four occasions, floods have led to disaster declarations by the Federal Emergency Management Agency. The total flood-affected area in 1989 was 141 acres (3% of total land area). As noted before, the major hydrographic feature of the town is Reed Creek along with a number of small springs.

### *Atmospheric Hazards*

The Town has faced tornadoes of F1 and F2 intensity, neither of which have serious damage potential (see Table 1.2). However, this is not to say that the town might not face danger from atmospheric hazards in the future.

July 1959	F1
April 1965	F2
May 1973	F2
January 1975	F2
January 1979	F1

*Source: VISTA Information Solutions, Inc.*

### **Geological Hazards**

Radon is reported to be the second most common cause of lung cancer in the United States. The source of radon is the natural (radioactive) breakdown of uranium in soil, rock and water from where it gets into the air. Exposure to radon can come from any type of building such as homes, offices, and schools and can later build up to high levels. Homes are often the places where people are most exposed to radon. Simple modifications in the home like plastic sheeting, sealing and caulking can protect homeowners from radon effects. Data from the EPA indicate that Wythe County has a high potential for radon exposure. It is, therefore, essential that all homes be tested for radon and that necessary precautions be taken to reduce this hazard.

### **Natural Heritage Resources**

The Virginia Department of Conservation and Recreation (DCR) is responsible for documenting, protecting and managing Natural Heritage Resources. Natural Heritage Resources, or "NHR's," are rare plant and animal species, rare and exemplary natural communities, and significant geologic features. Table 1.3 provides more detailed information about the rare species that exist in Wythe County.

### **Current Trends and Issues**

1. Wytheville enjoys a high environmental quality. Water and air quality meets the state and federal requirements; thereby, the citizens are not exposed to any health risk emanating from poor air and water quality levels.
2. Wytheville has been known to be prone to occasional natural hazards like hurricanes and floods. The Town should have an emergency plan in place to meet such eventualities.
3. Potential of radon exposure to human populace is high in Wythe County (as per EPA data) and the town may well evaluate the intensity of radon emission within its jurisdictional boundary and take measures in case the radon emission levels are found high.

<b>Table 1.3</b>			
<b>Scientific and Common names for Rare Species in Wythe County</b>			
<b>Type</b>	<b>Rank</b>	<b>Scientific Names</b>	<b>Common names</b>
Rare Birds	S2	Regulus Satrapa	Golden-Crowned Kinglet
Rare Invertebrates	S1	Arrhopalites Clarus	Cave Springtail
	S2	Caecidotea Incurva Foveacheles Paralleloseta Gomphus Adelphus Lasmigona Subviridis Litocampa Sp 3 Pseudanophthalmus Sp 6 Speyeria Idalia Stygobromus Abditus Trichopetalum Packardi	Incurved Cave Isopod Cave Mite Moustached Clubtail Green Floater Cave Dipluran Cave Beetle Regal Fritillary James Cave Amphipod Millipede
Rare Fish	S1	Etheostoma Osburni	Candydarter
	S2	Phenacobius Teretulus	Kanawha Minnow
Rare Plants	S1	Carex Vesicaria	Inflated Sedge
	S2	Cheilanthes Eatonii Echinacea Laevigata Houstonia Canadensis Muhlenbergia Cuspidata Napaea Dioica Parnassia Grandifolia  Paxistima Canbyi Phlox Buckleyi Quercus Prinoides Sabatia Campanulata Saxifraga Caroliniana	Chestnut Lipfern Smooth Coneflower Canada Bluets Plains Muhly Glade Mallow Large-Leaved Grass-Of-Parnassus Canby's Mountain-Lover Sword-Leaved Phlox Dwarf Chinquapin Oak Slender Marsh Pink Carolina Saxifrage Freshwater Cordgrass Snowberry Prostrate Blue Violet
Natural communities		Dry-Mesic Calcareous Forest Low Elevation Acidic Outcrop Barren Piedmont/Mountain Acidic Cliff Carolina Hemlock Forest	
Significant Cave	1		
<p>Note: S1 - Extremely rare; usually 5 or fewer populations or occurrences in the state; or may be a few remaining individuals; often especially vulnerable to extirpation.  S2 - Very rare; usually between 5 and 20 populations or occurrences; or with many individuals in fewer occurrences; often susceptible to becoming extirpated.  <i>Natural communities</i> are an ecological community (coexisting interacting species, interacting species and physical landscape) that has not undergone any significant alterations due to anthropogenic pressures.  Source: Virginia Department of Conservation and Recreation</p>			

## 2. DEMOGRAPHICS

### Introduction

This section focuses on the characteristics of the overall population of the town relating to the balance of a population with regard to density and capacity for expansion or decline. Demographics are an important element for future planning and decision-making for the Town, providing an idea of future needs and desires of the community.

### Population

According to the U.S. Census of Population, the incorporated Town of Wytheville had a population of 8,211 persons in 2010. This represented a 5.0 percent increase from a 2000 population of 7,804 but a 2.2 percent increase from the 1990 population of 8,038 (see Table 2.1). At the same time, Wythe County's population grew by 5.6% (27,599 in 2000 to 29,235 in 2010). There was some growth in Wythe County and the Town of Wytheville. Virginia experienced substantial growth between 2000 and 2010 (13.0%), but it does not appear that the Town of Wytheville or Wythe County have been recipients of that growth.

<b>Table 2.1 Population Trends</b>				
	Total Population	Population Density (per square mile)	% Minority Population	Decennial Average Rate of Growth
1960	5634	2338		
1970	6069	853	8.6	7.7%
1980	7135	860	7.4	17.6
1990	8038	563	8.2	12.7
2000	7804	546	9.5	-2.9
2010	8211	565	10.7	5.0
% Change 1960-2010				45.7%
<i>Source: 1960, 1970, 1980, 1990, 2000, 2010 U.S. Census of Population.</i>				

Table 2.1 also shows that, since 1960, the town has seen a 45.7 percent increase in population, at an average annual rate of 0.91%. It should be noted that this population growth was accompanied by little over a 700% increase in land area due to annexations in 1963, 1972, 1978, and 1990, and a boundary adjustment in 2007.

Minority population in the town remains below 10%, largely consisting of Black (8.6%) and Asian/Pacific (1.2%) races. This is a larger minority population than was found in Wythe County (6.5%) in 2010, made up by Black (3.9%) and Hispanic (1.0%) races. Minority populations showed a slight increase from 2000-2010 in the Town of Wytheville and Wythe County.

The data in Table 2.2 indicate that the Town of Wytheville experienced the most growth in the 45-64 age range (16.4% in 2010). The 65+ age range is one of the groups to experience an increase (7.7% in 2010), which shows a continuation of the trend evident over the past three decades. The percentage of persons in the 5-19 age range has increased since 2000 by 4.7 percent. However, the largest percentage of the population (28.3% in 2010) remains in the 45-64 age range. Based on these figures, it would appear that the trend for the Town of Wytheville and Wythe County is that the overall population is aging.

Age Group	1970	1980	1990	2000	2010
0-5	539	389	434	420	417
5-14	1024	1013	940	787	879
15-19	529	559	508	469	436
20-44	1820	2328	2740	2350	2238
45-64	1452	1711	1784	2000	2327
65+	705	1135	1633	1778	1914
<b>TOTAL</b>	<b>6069</b>	<b>7135</b>	<b>8038</b>	<b>7804</b>	<b>8211</b>
Male	2707	3206	3556	3423	3686
Female	3362	3929	4482	4381	4525

*Source: U.S. Department of Commerce, Bureau of the Census*

### **Income**

Both per capita and median family incomes for the Town of Wytheville residents showed an increase from 2000 to 2010, as indicated in Table 2.3. In comparison, both the per capita and median family incomes of Town residents were higher than those for Wythe County in 2010 (per capita, 20,913; median family, 37,869, for Wythe County 2010). However, both Wytheville and Wythe County's 2010 per capita and median family incomes were lower than the corresponding incomes for the Commonwealth at 32,145 and 73,514 respectively (2010).

The absolute number of families considered below the poverty level decreased by 1.0% between 2000 and 2010. The absolute number of persons that are affected by poverty increased, however, the percentages of families decreased. In comparison to Wythe County, the 2010 poverty figures are slightly higher for the Town of Wytheville. There were, in 2010, 7.6% of Wythe County families were below the poverty level, whereas 9.0% of Wytheville families were below the poverty level. Of all the Wythe County residents, 14.8% were below the poverty level in 2010 compared to 15.5% of Wytheville residents who were below the poverty level. Both Wytheville and Wythe County's poverty figures were higher than the Commonwealth's 2010 figures with 10.3% of all Virginians below the poverty level and only 7.2% of all Virginia families below the poverty level.

	Median Family Income	% Families Below Poverty	Per Capita Income	% Persons Below Poverty
1970	\$8170	10.0%	\$2840	14.8%
1980	17309	8.7	6685	12.3
1990	27091	14.6	12488	18.0
2000	41513	10.0	20,223	14.6
2010	53,231	9.0	25,197	15.5
% change of Persons Below Poverty since 1970-2010				.7
<i>Source: U.S. Department of Commerce, Bureau of the Census</i>				

	1970		1980		1990		2000		2010	
	Number	%								
Less than 9th grade	1159	19.1	1277	17.9	985	12.2	835	14.4	691	11.5
9th to 12th grade	553	9.1	840	11.8	741	9.2	839	14.4	412	7.1
High school graduate (including equivalency)	886	14.6	1071	15.0	1588	19.7	1555	26.8	1562	26.9
College 1-3 years (including Associate's degree)	471	7.7	799	11.2	996	12.4	419	7.2	615	10.6
<i>Source: U.S. Department of Commerce, Bureau of the Census</i>										

### Educational Attainment

Table 2.4 describes the levels of educational attainment for the Town of Wytheville. The Town showed an improvement from 2000 to 2010 in the educational level of its residents. However, 2010 educational characteristics for both Wytheville and Wythe County were near the corresponding completion levels for the Commonwealth.

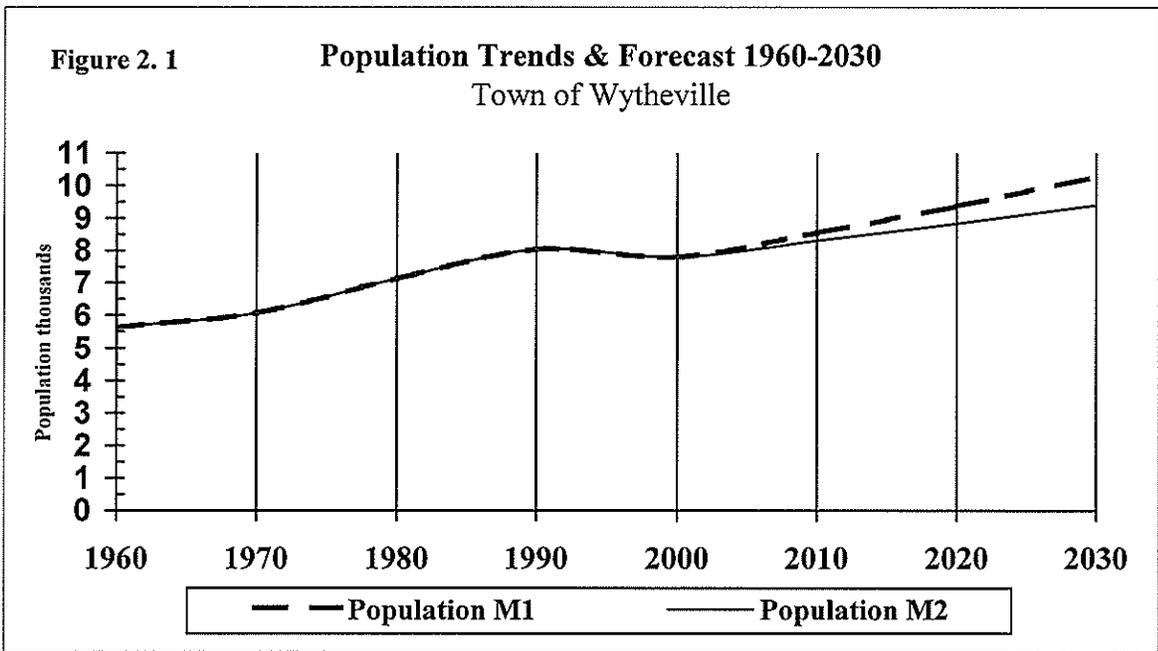
The number of persons with a less than 9<sup>th</sup> grade education decreased by .7% between 2000 and 2010. In comparison to Wythe County, the number of high school graduates in 2010 is nearly the same for the Town of Wytheville. There were 68.9% of Wythe County residents with a high school diploma compared to 68.6% of Wytheville residents. There were 615 residents age 25 and over, or 10.6%, of the residents of the Town of Wytheville that had an Associate's degree and 12.5% had a Bachelor's degree. Of Wythe County residents age 25 and over, 10.8% had at least a Bachelor's degree. Both Wytheville and Wythe County's education statistics were lower than the Commonwealth's figures with 86.1% of all Virginians with a high school diploma and only 33.8% of all Virginia residents with a Bachelor's degree.

### Trends and Issues

At this time, it appears the number of town citizens with less than a 9<sup>th</sup> grade decreased since 1970, however, the number of individuals graduating from high school has increased significantly. A few noticeable trends can be seen when looking at U.S. Census data for the Town of Wytheville. Census data indicates a slight increase in population (5.0%) in the past ten years. Based on recent data on age and gender within the Town, the population seems to be aging, while maintaining an approximate 1.2:1 female-to-male ratio.

### Population Projections

Figure 2.1 shows two projection models for the Town of Wytheville. Projection method one (Population M1) is based on past population growth from 1960 to 2000 assuming an annual 0.91% natural increase in population. Projection method two (Population M2) is based on annual projections of Wythe County population provided by the Virginia Department of Planning and Budget and assuming an annual 0.64% natural increase in population and assuming the same rate of growth for the Town of Wytheville. It can be concluded from the analysis that the Town of Wytheville could increase to 9,399 persons or as to much as 10,281 persons by the planning year 2030 based on the two population projection methods presented and the corresponding assumptions.



### **3. LAND USE & DEVELOPMENT**

#### **Boundary Expansion**

A land use study completed in the mid-1960's provided information for the first Comprehensive Plan of Wytheville. In this study, the town was estimated at approximately 2,537 acres, and the northern boundary of the town was formed by the southern edge of I-81. Annexation in 1972 extended the boundary to encompass I-81 and Holston Road to the north, the Wytheville Golf Club to the west, Reed Creek to the south, and the Presbyterian Children's Home to the west and north, taking in the town's Water Treatment Facility. In 1978, Wytheville annexed again, this time toward the southwest, taking in South Petunia Road, West End Cemetery, and Country Club Estates, and adding a portion of Lover's Lane to the northeast. In 1990, annexation expanded Wytheville to the north to Rockdale Road, while Reed Creek formed the entire southern boundary. Wytheville also expanded westward, and Petunia Road became the new boundary taking in Fairview Industrial Park, the Green Acres Subdivision, Northwinds Apartments, and West Ridge Road. Eastward expansion took in the Edgemont Center/Malin Hospital property, the Granite Acres Subdivision and the present site of the Pepsi Bottling Company. Wytheville's latest expansion took place in 2007 as a boundary adjustment agreement with Wythe County and included approximately 160 acres north of Old Stage Road from Petunia Road to Reed Creek.

Today, Wytheville encompasses an area of approximately 9,250 acres. This represents a growth of 274% in area since the mid-1960's study.

#### **Land Use Patterns**

The Town of Wytheville's land use patterns have been shaped by its establishment along transportation routes. The Wilderness Road and major routes that followed, including the railroad, saw Wytheville develop around a downtown core, and a grid of streets that provided lots for residential development. In the 1960's, 1970's, and 1980's, Wytheville's leaders lobbied to bring the routes of the interstate highway system to Wytheville and, ultimately, both I-81 and I-77 skirted the perimeter of town. As these limited access highways were completed, commercial developments at or near the exits followed. Several subdivisions at the perimeter of town were developed, and in 2001, there was the development of a major shopping center at exit 70. Over this period, the reconfiguration of commercial centers and the ways that Americans shop led to slow but decisive decline of commercial activity in the downtown core. Though a remnant of the downtown exists, it generates only a small fraction of the revenue of other commercial centers either near or at the interstate exits. Some of those early peripheral centers, particularly along East Main Street, have also experienced significant decline in utilization. Wytheville's present patterns of land use reflect the original urban downtown core surrounded by residential development, and peripheral commercial and residential development with later commercial and industrial areas paralleling the interstates. As

the annexations have extended to include these peripheral areas and undeveloped farmland, many of the outermost areas are agricultural in use.

### **Agricultural Land Use**

Agriculture is the dominant land use category in Wytheville, accounting for approximately 3,127 acres, or 34.5% of Wytheville's total land area. This is land that is primarily undeveloped except for agricultural use and is primarily used for cattle grazing or used to grow feed corn and hay. The total acreage under agricultural use grew significantly in the annexation of 1990 as that was the dominant land use of the added land.

### **Residential Land Use**

Residential use is the second largest land use category in Wytheville. The total area under residential land use is approximately 2,358 acres, or 25.5% of the total land area. The area dedicated to residential use has increased over time, primarily by means of annexation and rezoning of agricultural land for residential use. While the recession of 2007 has slowed the demand for new housing, Wytheville is poised for residential growth if and when the economy rebounds with many residential lots that were developed before the housing crisis of 2007/2008.

### **Commercial Land Use**

Commercial land in the town occupies approximately 1,126 acres, accounting for 12.2% of the total land area. Commercial land use typically falls into two main categories owing to the nature of commercial activity: original downtown and Route 11 thoroughfare development and commercial development along the interstate corridor and interchanges.

### **Downtown Commerce**

Wytheville's downtown was once the hub of commercial activity for the town. Over the past four decades, most major downtown businesses closed, and their buildings have remained underutilized. This slow erosion of the downtown district has led to increased interest in the resurrection and restoration of the district as a prominent commercial center in the community. At the time of this update, the Town of Wytheville, the Wytheville-Wythe-Bland Chamber of Commerce, a group of downtown merchants, and interested members of the community have come together with the collective goal of establishing economic restructuring and structural improvements plans for the downtown district. The group is working with the Virginia Department of Housing and Community Development and outside consulting firms to establish these plans.

## **Interstate Commercial Development**

Exits 70 and 73 on Interstate 81 and Exit 40 on Interstate 77 form the nucleus of highway commercial development in Wytheville. The development of motels, food establishments, convenience stores and gas stations can be found adjacent to these interchanges in addition to the development of a major retail center at exit 70. Future growth and demand for the commercial sector are likely to be concentrated near these exits due to high traffic volumes, and the availability of significant tracts of land that surround them.

## **Industrial Land Use**

Industrial uses currently represent approximately 725 acres, or about 7.8%, of Wytheville's total land area. Industrial development and acquisition of large contiguous tracts of land for industrial use have been a concern expressed in every Comprehensive Plan. Wytheville realized this goal in the 1980's through the development of Fairview Industrial Park that was ultimately annexed in 1990.

In the 1960's, most of the industrial activity in Wytheville was concentrated near the railroad lines that travel east-west across the southern portion of town. Thus, the area was zoned Industrial in the town's first Zoning Ordinance in 1969. Expansion along the railroad was hindered by constraints of topography and environment and the increased dependence on interstates for movement of goods. In the 1990's, Progress Park was developed in a revenue sharing effort of Wythe County, Bland County and Wytheville and while it is not in Wytheville's corporate limits, but located off of Peppers Ferry Road in Wythe County, it was first served by Wytheville's water system. Progress Park is conveniently situated near I-81/I-77, and has attracted major industries such as Gatorade, Amcor, Lane, Wythe Technologies, and Somic America.

## **Public and Institutional Land Use**

Public and institutional land uses include schools, churches and government offices, as well as municipally owned facilities, such as water treatment facilities, landfills and others. Currently, there are approximately 574 acres of public and institutional land use, representing 6.2% of Wytheville's total land area. This category includes facilities such as the Wytheville Police and Fire Departments, Spiller Primary, Scott Memorial and George Wythe Schools, the Wythe County Community Hospital, Presbyterian Children's Home, Virginia's Rest Home, Carrington Place at Wytheville and Wytheville Community College, among others. Wytheville's former landfill (about 100 acres closed in the 1990's) is presently classified as an institutional land use. No specific plan for the landfill is in place, however, it is anticipated that it may eventually be suitable for a recreation area and is noted as such on the Future Land Use Plan.

## Recreational Land Use

Approximately 221 acres in the Town of Wytheville is used for recreation, representing 2.4% of the total land area. Areas included in this land use category are Withers Park, Elizabeth Brown Park, Ager Park, and the Wytheville Community Center. Completed in 2007, the Wytheville Community Center also provides the community with a variety of indoor recreational opportunities. Despite being privately owned, the Wytheville Golf Club (approximately 132 acres) is included as a recreational land use.

Though this area is **not** considered a part of the land use calculation, the Crystal Springs Recreation Area, owned by the Town of Wytheville, is located just south of town, and provides more than 1,900 acres of recreational opportunities to the public. Those include hiking, biking, hunting and fishing.

## Meeting Future Land Use Needs

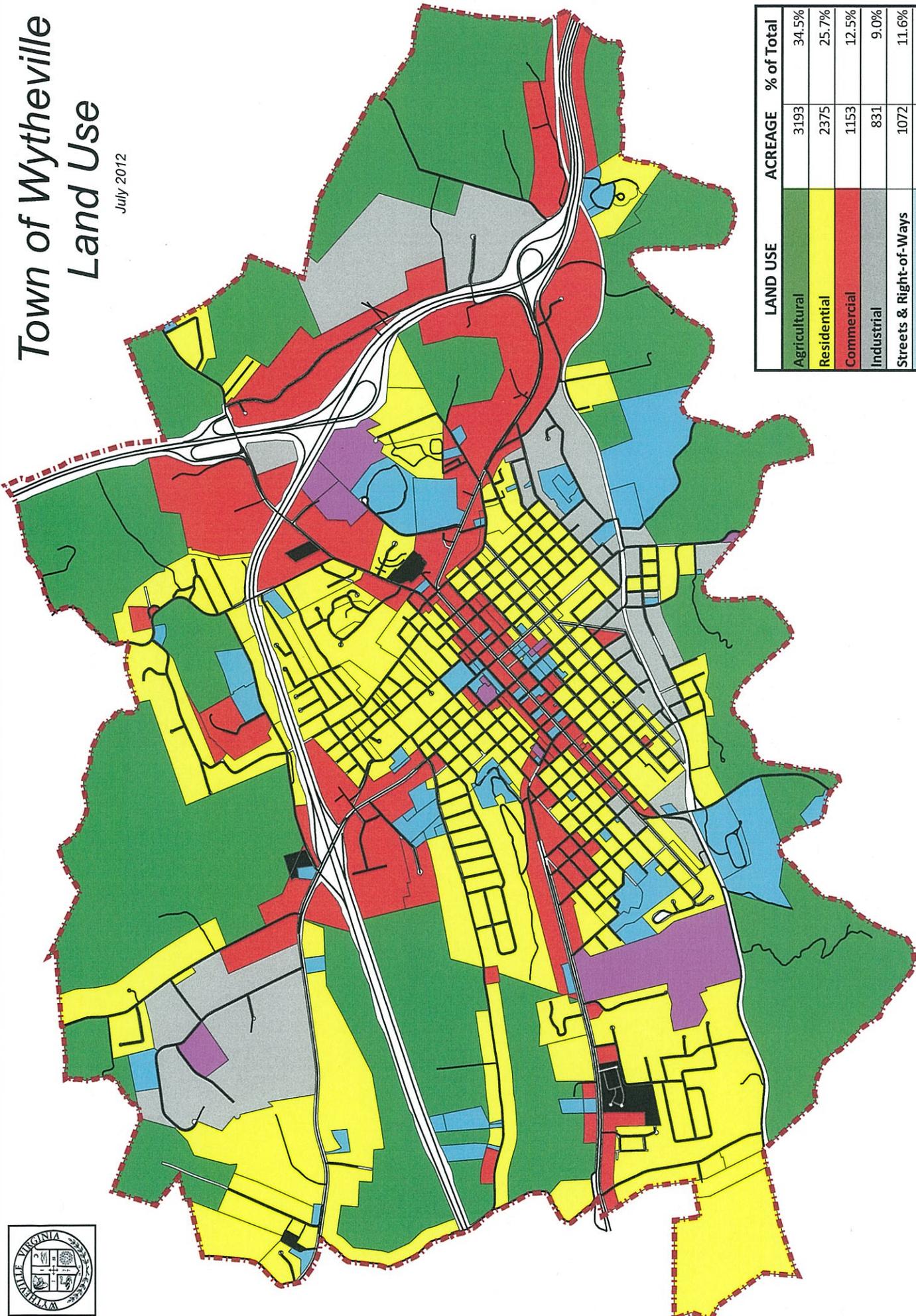
With an increase in population in the future, it is likely that there will be increased demand for more land under residential, commercial, public, and recreational uses. If such land use needs arise in the near future, it would seem logical that the Town would rezone agricultural land rather than pursue an annexation. Table 3.1 shows the current land uses and their percentages of the total land area of Wytheville. The Land Use Map provides a quick visual reference to the land uses in Wytheville.

**Table 3.1 Land Use 2012**

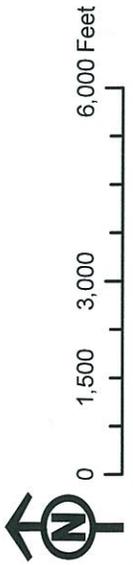
LAND USE	ACREAGE	% of Total
Agricultural	3,127	34.5%
Residential	2,358	25.5%
Commercial	1,126	12.2%
Industrial	725	7.8%
Streets & Right-of-Ways	1,072	11.6%
Public, Semi-Public & Institutional	574	6.2%
Recreation	221	2.4%
Cemetery	46	0.5%
<b>TOTAL</b>	<b>9,249</b>	<b>100.0%</b>

# Town of Wytheville Land Use

July 2012



LAND USE	ACREAGE	% of Total
Agricultural	3193	34.5%
Residential	2375	25.7%
Commercial	1153	12.5%
Industrial	831	9.0%
Streets & Right-of-Ways	1072	11.6%
Public & Institutional	319	3.4%
Recreation	261	2.8%
Cemetery	46	0.5%
<b>TOTAL</b>	<b>9249</b>	<b>100.0%</b>



## 4. ECONOMY & EMPLOYMENT

### Introduction

Situated at the crossroads of Interstates 77 and 81 in southwestern Virginia, the Town of Wytheville has been able to capitalize upon its access to travelers and freight traffic passing along the corridors. The town is now in the process of broadening its employment opportunities by offering plentiful land and established utility service.

Throughout the history of southwest Virginia, the Town of Wytheville, as the designated seat of Wythe County, has occupied a prominent economic position. After a wagon turnpike was completed within the Town limits in 1848, interest in the Wytheville area led to the establishment of several popular therapeutic spas, iron furnaces, and agriculture, which lured many visitors and new permanent residents. After the Civil War, the adjacent lead mines led to economic growth of the region that continued to the end of the nineteenth century. Highway construction during the late 1920s and 1930s placed the Town of Wytheville at the crossroads for U.S. Highway 52, which ran north-south, and U.S. Highway 11, which runs in a northeast-southwest direction. In the 1960s, Interstate Highway routes 77 and 81 were constructed parallel to these highways, bringing more traffic and further economic development to the area. Today, the Town of Wytheville continues to thrive and grow economically both in its downtown core and at the outskirts.

### Commerce

The town is the center of Wythe County commerce. Eighty percent of all retail sales in the county occur in the town. Sales volume in the county increased nine percent between 1987 and 1992 – remarkable considering that state statistics for retail sales during that time indicated a decline. In Wythe County, the retail sector is responsible for about 27 percent of all employment. The five largest employers are shown in the adjacent table.

(Table 4.1)

<b>Table 4.1</b>	
<b>Largest Employers in Wythe County</b>	
<b>Employer</b>	<b>Number of Employees</b>
Wythe County School Board	500-999
Wythe County Comm. Hospital	250-499
The Gatorade Company	250-499
Mt. Rogers Comm. Health Services Board	250-499
Wal-Mart	250-499

*Source: Virginia Employment Commission*

<b>Table 4.2</b>	
<b>Regional Comparison of Unemployment Levels</b>	
Grayson County	9.2%
Carroll County	8.3%
Galax County	10.0%
Smyth County	9.0%
<b>Wythe County</b>	<b>7.0%</b>
Pulaski County	6.1%
Bland County	5.4%
Virginia Statewide	6.1%
National	8.6%

*Source: Virginia Employment Commission*

The unemployment rate in Wythe County was 7.0 in December 2011. This unemployment level is slightly above the statewide average. However, it is one of the lowest in the Southwest VA region (Table 4.2).

Though not demarcated by any official line or policy, the economy of Wytheville's downtown is considered distinct from highway commercial development. The gasoline stations, fast food restaurants and chain hotels prevalent around the interstates are not present in the downtown sector. Rather, it has remained home to small businesses and professional practices, however, the number of vacant storefronts has increased with the economic downturn of the great recession.

Today, there is an effort to revitalize the downtown through planning grants from the Virginia Department of Housing and Community Development. Though in early stages, the hope is that the plan will give direction to an economic restructuring of the downtown area.

Wytheville's downtown is in a distinctly different category from its commercial developments at the interstate interchanges. Though some of these interstate interchanges are now almost 50 years old, they see remarkably more traffic and commerce than the downtown. Most of the retail business in Wytheville has followed the national trend and has relocated outside the downtown area, however, some of these peripheral developments not on the Interstate have also seen significant decline. The downtown has maintained a few retail establishments such as furniture stores, a pharmacy, and office supplies, but few restaurants remain, and only one motel remains. Gas stations have all but disappeared in the downtown area. While Wytheville's downtown has remained more viable than that of most small communities over the past 20 or 30 years, it has begun to suffer from significant vacancies as more and more businesses close.

Wytheville has applied for Downtown Revitalization Planning Funds from the Department of Housing and Community Development (DHCD), and has received a planning grant that will study markets in the region and will evaluate the ways that the economy of the Downtown can be restructured to make it more successful. With the grant funds, an "economic restructuring" plan along with a physical needs analysis and branding and marketing assistance will help to guide the downtown again establishing it as a business, social, and cultural center, and will help identify a subsequent grant that will assist with some of these efforts.

The Town has worked with the Governor's Office and the DHCD to apply for Industrial Revitalization Funds that will provide some low interest loan funds for the renovation of the George Wythe Hotel and Restaurant. The Town's Downtown Management Team has been working to get an affiliate Main Street Program established and to recruit new businesses to the downtown. All of these efforts along with the potential for more Community Development Block Grant (CDBG) funds for targeted improvements in the downtown have great potential to bring about a major turnaround for this important center of Wytheville.

## **Tourism and Traveler Services**

The town continues to sustain its tourist viability through vigorous promotional campaigns. Representatives from the town have been sent as far away as Detroit, Michigan, and Charleston, South Carolina, to encourage travel along the Interstate 77 corridor. Adjacent routes, such as Interstate 75, are viewed as competitive alternatives to Interstate 77. A smaller, but similar promotional effort has been made as far northeast as New York State to promote use of the Interstate 81 corridor to southern destinations as an alternative to the toll- and congestion-laden Interstate 95 route. These campaigns have helped give the Wytheville name recognition in far away places and have cultivated loyalty from regular travelers through the region.

Local traveler service businesses are also involved in promoting stops in Wytheville. Many place roadside billboards for their establishments along the Interstate 81 corridor at points as far south as Johnson City, Tennessee, and as far north as Roanoke. Along the Interstate 77 corridor, such billboards are dispersed as far away as Beckley, West Virginia, and Statesville, North Carolina. These advertisements encourage travelers to plan a stop in Wytheville specifically, rather than making a spontaneous stop elsewhere.

Approximately 575,000 people stay overnight in Wytheville lodging annually, with several million more making brief stops for meals or gasoline fill-ups. In 1982, the town capitalized on this influx by passing a lodging tax of 3.0% and a meals tax of 4.0%. In 2003, these taxes were increased to 6% each. These taxes bring in more than \$3 million in revenue annually.

## **Industrial Development**

Wytheville is seeking to strengthen its industrial and manufacturing job base. Two business parks – Fairview Industrial Park and Progress Park are currently the homes of various manufacturing businesses. The parks are run by the Wythe Industrial Development Authority, which is a joint effort of Wythe County and the Towns of Wytheville and nearby Rural Retreat. Fairview, which is inside the town limits, has been nearly completely occupied by businesses and industries. It is serviced with town water and sewer. Special utility incentives were offered to businesses in return for their locating in Wytheville and meeting employment objectives.

Progress Park lies approximately two miles outside the town in Wythe County. Of its 1,210 acres, 951 are ready for industrial development. The thirty-eight lots are sized from under one acre to one hundred acres, at a cost of \$30,000 per acre. The Town provides water service to Progress Park, while the County is responsible for the sewer system. Currently, several businesses are located here including Gatorade, Amcor, Atsumi Car Equipment, Somic America, Coalfield Services, and Lane Industries. Progress Park and surrounding lands were designated as an 'enterprise zone' by the Virginia Department of Housing and Community Development. This means the park is eligible to offer local and state incentives to attract new businesses, including:

- a real estate improvement credit of up to 30% on qualifying improvements up to \$125,000 in cost
- a general income tax credit equivalent to 80% of state income tax liability in the first year of operation (with a 60% credit for the following nine years)
- a jobs tax credit of \$500 (\$1,000 if the employee is a Wytheville resident)

## **5. TRANSPORTATION**

### **Introduction**

Transportation is a critical issue for the Town to consider, not only because it allows us to get to where we need to go, but also because it can have significant impact, including land use, economic development, quality of life, and environmental protection. The way transportation develops in an area determines the character of that area. Transportation includes all means of travel for people and goods. For the purposes of this plan, transportation includes private motor vehicles, pedestrian traffic, and bicycles, as well as various modes of public transportation such as rail, bus, taxi, and air.

As a society, we still rely primarily on private automobiles for our transportation needs; thus, the bulk of this element is devoted to vehicular traffic and infrastructure. This section includes: history of the I-77/I-81 corridor (corridors of statewide significance), street classifications, traffic data, accident statistics, street maintenance and construction, bicycle trails, air facilities and services, air/motor freight facilities and services, rail facilities and services.

### **History of the I-77/I-81 Corridor**

U.S. Interstate 77, a north and south highway from Cleveland, Ohio, to Columbia, South Carolina, and U.S. Interstate 81, a north and south highway from Watertown, New York, to Knoxville, Tennessee, intersect within the town of Wytheville. Wytheville is one of only a few small localities in the United States to be located on intersecting interstates. The location of these highways is a crucial factor related to the economic expansion and vitality of Wytheville. A total of 7.52 miles of interstate roadways are located within the Town's corporate limits, and according to 2009 tabulations by the Virginia Department of Transportation (VDOT), at least 30% of the interstate vehicle miles traveled within the Town are estimated to be by trucks and tractor-trailers.

With the easing of the "Great Recession" and the economy beginning to show signs of continued growth, it can be expected that the Southwest region will begin to grow, and that will lead to an increase in interstate traffic that will continue to increase in the future. In a study conducted by VDOT, congestion on the I-77/I-81 overlap was determined to be a top priority for improvements in the Bristol transportation district. The study of the 11-mile overlap section examined alternatives to widen the interstate which included 1) keeping it in its present location, or 2) separating the two interstates, or 3) a "no-build" alternative.

The review considered environmental and cultural/historical information, economic and rights of way impacts, terrain, geology, constructability, impact of traffic during construction, safety, and how the proposed locations would serve the nation's interstate network. The Commonwealth Transportation Board, at its May 2012 meeting, approved the present location of this project, choosing for it to remain on its existing alignment. The I-77/I-81 Overlap Location Study was documented in an environmental assessment

in accordance with the National Environmental Policy Act (NEPA) and approved by the Federal Highway Administration in July 2011.

Therefore, the VDOT Bristol Office requested a study to be conducted to identify safety improvement projects within the corridor. In December 2012, the Transportation Planning Division approved a study and consultants were selected. In the scope, the consultants were charged with following the recommendations approved by the NEPA document. The outcome of this study has not been released, however, Wytheville will remain keenly attentive to developments since any changes to access points in and around Wytheville could have significant negative economic impacts, and improvement of access could have significant positive impacts. U.S. Route 11 and U.S. Routes 21/52 also serve the community of Wytheville, as do State Routes 603, 610, 640, 647, 649, 657, 661, 667, and 710.

### **Functional Road Classifications**

Roads within the Town represent the framework upon which all land uses are organized. For convenience, streets are classified on the basis of function and design and broken down into four broad categories: (1) limited access streets, (2) arterial streets, (3) collector streets, and (4) local streets (see Exhibit 5). These categories are adequate to identify streets for purposes of the Comprehensive Plan. A definition and discussion of each category follows. Exhibit 5 displays the designation of streets within the Town of Wytheville with respect to the various functional classifications.

Limited access streets are divided high-capacity highways usually on continuous routes with full control of access and connections only with selected public roads. Crossings at grade or direct private driveway connections are prohibited, and there are no traffic signals or stop signs on these highways. U.S. Interstates 77 and 81 are the limited access highways within Wytheville. These routes are entirely under the control of VDOT; however, in the present I-81/I-77 corridor study, local input and plans are considered with respect to location and access.

Arterial streets are major thoroughfares primarily for through traffic with intersections at grade and direct access to abutting property, and on which geometric design and traffic control measures are used to expedite the safe movement of through traffic. In general, they connect the central business district with outlying neighborhoods, as well as to other cities and the interstate routes. Arterial streets generally include certain major streets and State and U.S. highways deemed to have thoroughfare significance and designated by VDOT. Examples of arterial streets within Wytheville include Monroe Street and Peppers Ferry Road.

Collector streets are within and often through individual neighborhoods. Their purpose is to collect traffic and feed to arterial streets or highways. Local streets should be designed so as to discourage through traffic. Such streets are primarily for the purpose of providing access to abutting property.

All streets throughout the Town are considered public facilities with two primary functions: first, the streets provide for urban transportation, and second, they provide access to abutting property. Streets also perform many lesser functions, including corridors for utilities, storage space for motor vehicles, and function as pedestrian and bicycle ways. With the exception of single-family residences, streets account for the greatest amount of urban land use within the Town of Wytheville.

### Wytheville Traffic Data

The number of vehicles per mile for every twenty-four hour period of travel through Wytheville on primary roads is estimated at 9,715. There is a total of 73,057 vehicular miles of travel for every twenty-four hour period on primary roads within the Town of Wytheville, ranking it 67<sup>th</sup> among cities and counties in the state of Virginia. If all of the town's roads are included, 96,703 vehicle miles are traveled per day through Wytheville. Table 5.1 lists twenty-four hour traffic volumes for selected street sections in Wytheville. In general, traffic in 2012 increased or remained close to 1997 numbers; note the high traffic volume between highways compared to within the Town.

Route/Street	Street Segment	2012	2004	1997	1993
Route 11/12 <sup>th</sup> Street	South of Monroe Street	7,300	7,000	3,000	8,700
Cove Road	North of Peppers Ferry Road	2,900	2,100	2,700	2,685
Monroe Street	East of 12 <sup>th</sup> Street	3,400	3,200	5,400	4,546
Monroe Street	East of Tazewell Street	6,000		6,600	6,793
Tazewell Street	North of Monroe Street	1,500	1,500	3,200	2,355
11 <sup>th</sup> Street	North of Main Street	7,400		9,800	8,672
11 <sup>th</sup> Street	South of Main Street	2,200		2,500	3,039
Peppers Ferry Road	Off I-81 to ramp to I-77	21,000	12,000	15,000	N/A

*Source: Virginia Department of Transportation.*

### Traffic Crashes Within Wytheville

Vehicular crashes are a concern in Wytheville, and, changes in traffic patterns or signage are in response to traffic control, accidents, or safety concerns. For example, a four-way stop was placed at the intersection of Chapman

Traffic Crashes	122
Injuries	63
Fatalities	0
Alcohol-Related Crashes	13
Injuries Related to Alcohol-Related Crashes	10

*Source: 2011 Traffic Crash Facts, Virginia Department of Motor Vehicles*

Road and Malin Drive due to the number of accidents there. Another example is the signalization of Pine and Fourth Streets and the three-way stop at the T-intersection of Holston Road and Cove Road. Table 5.2 lists traffic-related crashes within the Town of Wytheville for 2011.

**Street Maintenance and Construction**

Highway maintenance and construction funds for State primary and secondary routes are allocated by VDOT pursuant to new funding formulas outlined by the Virginia State Code, amended by House Bill 1269 in sections 33.1-41.1. Actual construction dollars available over a six-year period to implement a specific project in the urban system are allocated on a per capita basis. The amount per capita is adjusted over the six-year funding period in accordance with available funds. This means many projects included in the VDOT Six Year Plan show deficit financing because the formula allocation is based on relatively small populations. The Town of Wytheville has 36.05 lane miles of principal/minor arterials and 134.33 land miles of collector/local streets that qualify for maintenance under the State system. The Town of Wytheville maintains streets within town limits. Table 5.3 lists Town funds allocated to infrastructure maintenance and construction for fiscal year 2011-2012. Funds allocated to infrastructure and maintenance total 8.4% of the total Town General Fund for that year.

The Madison Street connector was totally Town funded when it was constructed. On the east side of town, a connector from Peppers Ferry Road to Lithia Road, along the interstate, is currently being completed. This new road (Community Boulevard) will be very beneficial in providing access to the new Community Center, the Community College and East Main Street through Cassell Road. It will also be important for this road's final completion to Lithia Road.

Street and road cleaning	\$41,860
Maintenance of streets	\$907,034
Snow and ice removal	\$159,395
Traffic signs and signals	\$441,590
Street construction	\$310,235
<b>TOTAL</b>	<b>\$1,860,114</b>
<i>Source: Town of Wytheville 2011-2012 Budget</i>	

**Pedestrian Traffic**

Complete streets are defined as streets that address the needs, safety, and comfort of all potential users, including pedestrians, bicyclists, motor vehicles, transit vehicles, children, the elderly, and people with disabilities. The Town is committed to providing streets that bring together the elements that make them friendly to everyone. Pedestrian and bicycle access is extremely important, especially with the renewed interest in exercise as a component of a healthy lifestyle, along with the necessity to accommodate all ages and capabilities of people.

## **Bicycle Trails**

In August of 1996, at the recommendation of the Planning Commission, the Wytheville Town Council appointed a Bicycle Advisory Committee to establish a bikeway plan. A bikeway is a designated route intended to provide an infrastructure for alternative transportation and act as a source for recreation. Bikeways are located on a street, along the side of a street, or can be located independent of the street as a dedicated path. Bikeways serve the community by linking areas of interest within the community, thereby making them more accessible to people, especially children, who do not have an automobile. Bikeways also serve the community through providing recreational opportunities, improving the environment, and boosting the local economy.

There are three categories of bikeways within Wytheville: Type A routes are roads that are too narrow to accommodate bicycle lanes, but the volume of motorized traffic is low enough to not pose a hazard to the bicyclist. A Type A bikeway serves mainly as a commuter route leading to a Type B bikeway. A Type B route is a four- or five-foot wide painted lane at the far right of the pavement and marked as a bike lane by a solid white line and appropriate markings on the pavement. In Wytheville, Type B routes will comprise the majority of bikeways installed on existing streets and will serve to connect major destination points in town. Type C routes are separate eight- to twelve-foot paths adjacent to an existing street and support two-way non-motorized traffic.

Some resources for bikeway development are available through the Federal and State governments by Transportation Enhancement Grants, although the potential for major grant awards for projects in the future are unlikely given Federal and State budget shortfalls. The Town has been successful in obtaining these funds in the past for projects such as the Historic Truss Bridge Restoration Project on Church Street. If bicycle routes are identified in advance, VDOT will fund them as part of a new road project such as Community Boulevard, the first phase of which is complete. This project has a separated walkway and bicycling trail parallel to the new roadway.

## **Bus/Taxicab Facilities and Services**

The District III Governmental Cooperative operates a federally subsidized bus system for citizens of the town. The system is composed of a fixed route combined with a demand-response system that provides pickup and delivery services in the morning, Monday through Friday, based on passenger reservations, and a fixed route system that works in conjunction with the demand-response system. State and federal funds are provided through the Federal Transit Administration and the Virginia Department of Rail and Public Transportation with up to 20 percent of funding, less the State match provided by the Town. City Cabs of Wytheville provides taxicab service in Wytheville. Atlantic Greyhound Bus Lines operate a terminal at Fort Chiswell (approximately 18 miles from Wytheville) and provides local and out-of-state passenger service as well as express freight shipping and receiving.

## **Air Facilities and Services**

Full commercial air service is readily accessible via U.S. Interstates 81 and 77 to Wytheville between Roanoke, Tri-Cities, Greensboro Triad, and Charlotte airports. Five terminals offering commercial service, airfreight and charter service are located in the region. Smaller regional airports include the New River Valley Airport, and Mercer County Airport in West Virginia, which has a paved and lighted 4,642-foot runway with BOR and ILS navigation aides and an FFA flight service station. Rental cars are available, as are charter and rental planes and hangers for private planes.

Mountain Empire Airport is west of Wytheville in Smyth County in Marion, Virginia, off of U.S. Interstate 81. It is jointly owned and operated by the governing bodies within Wythe and Smyth Counties. It is an FFA classified basic transport airport offering charter service facilities for private aircraft including corporate jets, fuel, maintenance, charter flights, flight instruction, and aircraft rental. Wytheville and Wythe County provide partial funding to the Mountain Empire Airport Commission for the Mountain Empire Airport

## **Air/Motor Freight Facilities and Services**

There is excellent motor freight service to and from Wytheville with seventeen major lines authorized for interstate shipping and six freight lines that operate local terminals. The freight lines operating local terminals include Yellow Freight Systems, Inc.; Roadway Express, Inc.; Con-Way Freight; ABF Freight Systems, Incorporated; Estes Express Lines, and Old Dominion Freight Line. Daily air freight pickup services for express delivery is provided to Wytheville by six companies which include Airborne Freight; Emery Worldwide; Federal Express; Purolator Courier Corporation; United Parcel Service; and, DHS Express.

## **Rail Facilities and Services**

Norfolk Southern Corporation provides a line through Wytheville with some freight service from Progress Park. This railway connects major markets such as Buffalo, Chicago, New Orleans, Detroit, and the port of Hampton Roads. A 1998 Bristol Passenger Study, conducted by the Virginia Department of Rail and Public Transportation, recommended a proposed passenger rail service, called the TransDominion Express, which would connect southwestern Virginia with Washington, D.C. and Richmond via Lynchburg. The proposed corridor includes the existing train station in Wytheville, and the project is endorsed by the Town Council of Wytheville, the Wythe County Board of Supervisors, and the Wytheville-Wythe-Bland Chamber of Commerce. Total capital improvement costs to improve existing tracks and stations and to acquire equipment should be no more than \$10 million in each year of the biennium. The TransDominion Express could reduce traffic congestion on highways and interstates, reduce air pollution, stimulate tourism and commerce, and provide an efficient alternative to automobile travel.

## 6. HOUSING

### Introduction

Housing is the primary element in determining livable communities and healthy towns. An increase in commercial and economic activity in the Town of Wytheville has played a role in changing the housing demand in the past 10 years. New housing starts have traditionally been used as indicators to measure the health of the housing market and the economic vitality of a community. In order to examine the status of housing in Wytheville, this element will review the change in existing housing conditions, housing affordability, age of housing and special housing needs. This section will provide an assessment of current housing issues in the Town of Wytheville.

### Existing Housing Conditions

According to 2010 Census data, there were 4,258 housing units in the Town of Wytheville. This signifies an increase of 482 units, or 12.7%, when compared to 2000 figures. (Table 6.1)

Table 6.1 also indicates that new housing construction has remained fairly stable over the past 4 decades with an average of 529 homes constructed per decade between 1970 and 2010. Expectedly, housing starts have been minimal since the recession of 2008. An increase in new construction in Wytheville in 2000-2007 is seen compared to previous years. Some of this increase

<b>Table 6.1</b>			
<b>Change in the Number of Housing Units</b>			
<b>1970-2000</b>			
<b>Year</b>	<b>Number of Housing Units</b>	<b>Percent Change</b>	<b>Increase in units over previous decade</b>
2010	4,258	13%	482
2000	3,776	7%	248
1990	3,528	26%	720
1980	2,808	31%	667
1970	2,141	--	--
<i>Source: U.S. Bureau of Census; Town of Wytheville</i>			

in construction activity may be attributed to the new retail center near the Exit 70 interchange off I-81, and Gatorade and Amcor facilities and the influx of new jobs it brought to the area. This trend continued until late 2007 when the housing market collapsed nationwide, and the "Great Recession" began.

The 2000-2007 era saw the development of new subdivisions and new homes (photo 6.1) constructed in College Park subdivision, King Hills subdivision, Deerfield subdivision, and one in the Fairfield Glade subdivision. These areas are middle, upper-middle, and high income neighborhoods. The weakening economy caused the housing construction to sharply decline. The last subdivision to be developed, Fairfield Glade has had only one house built in it, and the Town has experienced only a small number of houses constructed since the fall of 2007. A breakdown of the building permits approved in 2010, by housing types, is given in Table 6.2.



Photo 6.1 New Housing Construction

**Table 6.2  
New Housing Construction by Housing Type, 2001-2010**

Year	Single Family Dwellings	Residential Additions/ Renovations	Manufactured and Mobile Homes*	Duplexes	Multiple Family Dwellings
2010	5	46	5	1	1
2009	7	41	1	0	0
2008	11	40	2	0	0
2007	30	55	7	3	10
2006	28	57	7	1	3
2005	22	53	6	1	5
2004	22	54	12	0	2
2003	29	58	6	2	1
2002	20	55	3	3	0
2001	22	42	11	0	1

\*Includes single and double-wide mobile homes  
 Source: Town of Wytheville

Out of a total of 4,258 housing units, the 2010 Census shows that 51% (2,161) are owner-occupied while 39% (1,682) are renter-occupied. Realtors and town officials both indicated that there is a lack of rental housing in Wytheville. Approximately 43.6% of all owner-occupied houses were mortgaged with a median monthly mortgage of \$1,064. Median gross rent was \$491 per month or 15.2% of residents' household income.



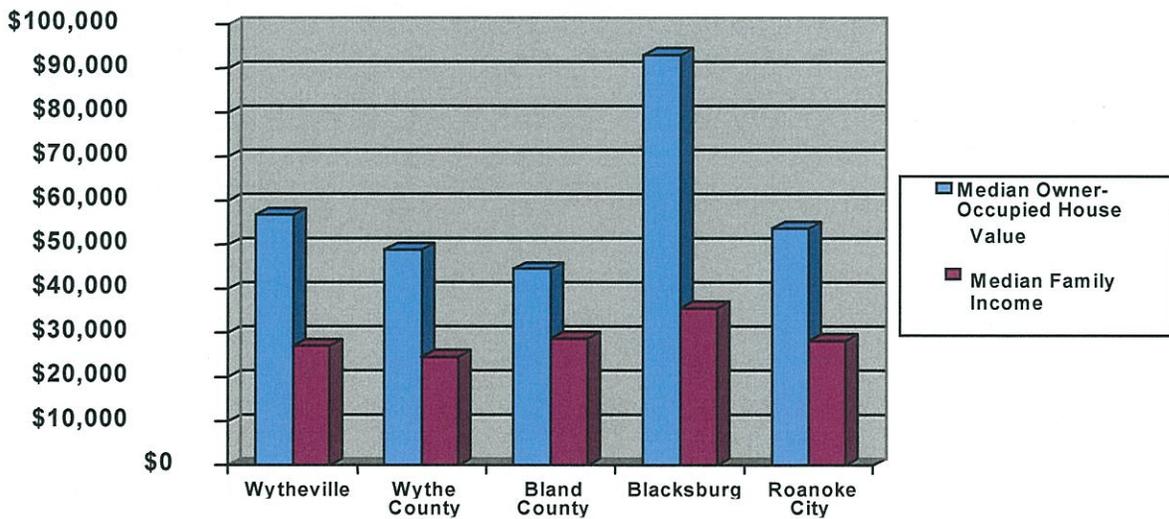
Photo 6.2 A Typical Single Family Dwelling in Wytheville

### Housing Affordability

2010 Census data indicates that the median value of owner-occupied housing in the Town of Wytheville was \$139,500. The annual median family income for Wytheville in 2010 was reported to be \$38,607.

Assuming that buyers can obtain a mortgage for approximately 2 to 2½ times their gross annual income, families in the Town of Wytheville would qualify to purchase a home between \$77,214 and \$96,517 (based upon 2010 rates).

**Figure 6.1**  
**Comparison of Housing Affordability in Wytheville and Surrounding Areas**



Note: Figure Based Upon 1990 Housing Values and Family Income. Source: U. S. Bureau of Census

## Age of Housing

Forty-three percent of Wytheville's housing was built prior to 1969. More than 61% of the town's residences were built prior to 1979 (Table 6.3).

Though a large number of homes in Wytheville fall in the category of old homes, according to real estate agents, they were well maintained. Eighty to eighty-five percent of these were in "move-in" condition at the time of sale. In the past, older homes located in the downtown area were particularly in high demand and, sometimes sold on the very first day they appeared on the list of "for sale" homes in the market. Some not only sold rapidly, they sold at prices nearly two times their assessed value. The housing market collapse and recession of late 2007 has changed this trend. Housing sales have slowed significantly, while pricing and sales figures have remained somewhat stable.

<b>Year Structure Built</b>	<b>Number of Structures</b>	<b>Percent of Total</b>
2005 or later	110	3.8%
2000 to 2004	121	3.1%
1999 to 2000	99	2.3%
1995 to 1998	371	8.5%
1990 to 1994	369	8.5%
1980 to 1989	712	16.4%
1970 to 1979	818	18.9%
1960 to 1969	410	9.4%
1950 to 1959	416	9.6%
1940 to 1949	441	10%
1939 or earlier	705	16.4%

*Source: Town of Wytheville, U.S. Bureau of Census*

## Special Housing Needs

Wytheville has access to public housing, much of which is administered through the Wytheville Redevelopment and Housing Authority (WRHA). The WRHA was originally established in 1968 to assist housing provision for low income families. The WRHA maintains 266 units in 12 locations throughout the Town of Wytheville (Table 6.4).

<b>Location/Name</b>	<b>Number of Units</b>
Hedgefield Lane/Hedgefield	110 Units
West Reservoir Street/Shady Pine	24 Units
South 22 <sup>nd</sup> Street/Garden View	12 Units
West Franklin Street/Autumn Lane	8 Units
West Spring Street/Village Square	28 Units
West Washington Street/Pleasant Haven	8 Units
West Jefferson Street/Crab Apple Square	12 Units
East Liberty Street/Blue Spring Apts.	4 Units
East Lexington Street/Harmony Apts.	14 Units
Jefferson Union	24 Units
Granite Acres	4 Units
Cassell Pines	18 Units

*Source: Wytheville Redevelopment and Housing Authority*

**Table 6.5**  
**Composition of Public Housing Provided By WRHA**

Number Bedrooms	Number of Units
1 Bedroom	191
2 Bedrooms	53
3 Bedrooms	15
4 Bedrooms	4
5 Bedrooms	2

*Source: Wytheville Redevelopment and Housing Authority*

Approximately 191 public housing units are single bedroom units, 53 are two bedroom units, and the remaining are multi-bedroom units ranging from 3-5 bedrooms (Table 6.5). Family composition dictates unit size.

A majority of WRHA’s residents, approximately 78%, are elderly who cannot afford housing without assistance. The average age of the Hedgefield Assisted Living Area (see Photo 6.3) is 70 years.

The remainder of the residents in the WRHA program consists primarily of single parent families, disabled and/or handicapped persons and other low-income persons. Rent under the WRHA program is calculated on an income basis. Average rent for a WRHA residence is \$250/month including utilities.

Residents can qualify under two income limits: Low Income and Very Low Income. The maximum limit for Low income Families is \$35,000 for a two-person family and the maximum income limit for Very Low Income is \$21,900 for a two-person family. A description of income levels is given in Table 6.6. There are no family minimum income restrictions.

**Table 6.6**  
**WRHA Qualifying Income Limits**

Household	1 person	2 person	3 person	4 persons	5 persons
Very Low	\$19,150	\$21,900	\$24,600	\$27,350	\$29,550
Low	\$30,650	\$35,000	\$39,400	\$43,700	\$47,250

*Source: Wytheville Redevelopment and Housing Authority*

In addition, Mountain Shelter, a private, nonprofit organization renovated an

old hotel off the West Lee Highway into public housing. This public housing is called Southridge Apartments and developed into twelve 1-bedroom apartments for income qualifying residents. South Ridge also consists of of a subdivision of six single family homes above the apartment. High Meadows, which is a privately owned, VHDA financed, low-to-moderate income housing complex consisting of 60 apartment rental units. Northwinds Apartments privately are HUD financed apartments consisting of 144 units that receive Section 8 Housing assistance. Westwood Apartments with 32 units and Rolling Hills Townhouses with 14 units are privately owned apartments with HUD or FmHA financing and Section 8 housing assistance.

Photo 6.3 Public Housing in Hedgefield Assisted Living Area

Although the WRHA housing program has helped provide opportunities for low-income families, there remains a need for additional



housing for low-to-moderate income families. Currently, the waiting list for low-to-moderate income families contains 171 names.

In summary, Wytheville's housing market has been significantly affected by the "Great Recession" with a significant reduction in housing construction. The most recently developed subdivisions, Fairfield Glade and King Hills have significant numbers of undeveloped lots remaining. Housing sales have slowed, and the rental market has increased. There are waiting lists for all public housing units, and realtors report keen interest in reasonably priced rental housing.

## **7. HISTORIC PRESERVATION**

### **Introduction**

The modern day Town of Wytheville finds its origin in the earliest days of Wythe County as the site of the County courthouse and the center of commerce. In 1790, the Town was established as the Wythe County seat. In 1792, the General Assembly passed an act establishing the new town of Evansham, named for a prominent county citizen, Jesse Evans. Almost fifty years later, on March 6, 1839, the town trustees re-christened Evansham as the Town of Wytheville.

Located at the crossroads of early transportation routes such as Peppers Ferry and Ingles Ferry Trails and the Great Road from Philadelphia, Wytheville was naturally the regional supply center and a stopping point for settlers heading towards the western frontier. An abundance of natural mineral spas and a cool temperate climate characterized the town as a popular summer resort for families seeking refuge from the humid summers of the Deep South. During the years of the Civil War, Wytheville was a target for Northern forces seeking to halt the production of lead at the nearby lead mines at Austinville, the salt from Saltville and the movement of these supplies by rail through Wytheville to the Confederate troops. As a result, Wythe County was the site of two major battles. The first was the Battle of Wytheville, called Toland's Raid, because it was led by Union Colonel John Toland. The second battle was called the "Battle of the Cove" because the Union forces came through the Cove and were routed before they made it to Wytheville.

The history of Wytheville is comprised of several prominent public figures who played important roles at both the state and national levels. Confederate Generals James Alexander Walker and William Terry, both assuming commanding positions with the Stonewall Brigade, practiced law in Wytheville and today rest in the historic East End Cemetery. Wytheville is also the place where the valiant Confederate General, J.E.B. Stuart, attended school and had relatives in Wytheville.

Edith Bolling Wilson, the wife of President Woodrow Wilson (earning the title of First Lady Extraordinary), was born in Wytheville. Both Virginia Governor Elbert Lee Trinkle and United States Senator and Consul of the United States in Hong Kong, Colonel Robert Enoch Withers, were citizens of the town of Wytheville.

### **The Wytheville Historic District**

To identify and acknowledge the heritage of the community, the Town of Wytheville has achieved recognition of a significant historic district, combining many of the early commercial and residential properties.

In 1991, the Town applied for funds from the Virginia Department of Historic Resources (VDHR) to undertake an architectural survey of the town's historic commercial and residential areas. This led to the official listing of the Wytheville Historic District in the

Virginia Landmarks Register and the National Register of Historic Places in 1994. Prior to that, Wytheville had established a downtown business district protected by ordinance to “promote the economic, cultural, and general welfare of the town through the preservation and protection of historic buildings, or buildings having unusual architectural or cultural interest; through the development of an appropriate setting for such building through the construction of buildings which will be in harmony with, and supplemental to, existing buildings and through benefits resulting to the economy of Wytheville, and for developing and maintaining an attractive downtown business community by way of preservation and appropriate additions.” The Downtown District is generally bounded by Monroe Street, Spring Street, and 11<sup>th</sup> Street and 14<sup>th</sup> Street.

The National Register of Historic Places includes 318 buildings spread over an area of approximately 170 acres. The boundaries are drawn so as to include the major grouping of historic resources in the central part of Wytheville, and to exclude surrounding modern development and areas that have lost their historic and architectural integrity. Main Street and Church Street form the core axes of the district. Peripheral collections of resources—the early log houses on East Main Street, the heart of Wytheville’s African-American community on East Franklin Street, the genteel Withers Road neighborhood, the South Fourth Street neighborhood, and the railroad precinct—are all linked to the core in a way so as to minimize the inclusion of non historic structures and vacant lots.

Incorporating the core of town, the Wytheville Historic District has served as the commercial, civic, educational, and residential heart of the town since the late 18<sup>th</sup> century. Historic commercial buildings, dating from the early 19<sup>th</sup> century to the 1940s, line both sides of Main Street, the town’s principal commercial corridor. These buildings include the Edith Bolling Wilson Birthplace, a large antebellum commercial block and a landmark of national significance for its association with the first lady; the 1927 four-story George Wythe Hotel; and the 1928 Millwald Theatre. Wytheville’s moderate summer climate, which attracted visitors from the Deep South in the nineteenth century, added a resort component to the local economy. This aspect of the town’s commercial history is represented by a large number of historical residences that once doubled as summer boarding houses. The quasi-resort character of the town also encouraged the establishment of academies and colleges. The Wytheville Training Center and Plumer Memorial Female College are two of at least eight houses, churches, and other buildings that were historically used for educational purposes. The Historic District also serves as the location of several historically important government buildings. These include the classically inspired 1902 Wythe County Courthouse and the 1916 Post Office, and the more utilitarian late-1920’s Wytheville Municipal Building.

Wytheville’s vigorous and diversified economy gave rise to a rich architectural heritage. In addition to the above-mentioned structures, the district boasts of at least six and perhaps as many as a dozen log residences. A concentration of log houses on East Main Street preserves the density, scale, and detailing that characterized the whole of the downtown in the early nineteenth century. Prosperity during the third quarter of the nineteenth century, especially after the arrival of the Virginia & Tennessee Railroad in

1854, enabled the town's leading merchants and attorneys to build substantial brick houses with Greek Revival, Italianate, and Gothic Revival detailing on the residential streets located between Main Street and the railroad precinct. Architecturally sophisticated dwellings continued to be built into the late nineteenth and early twentieth centuries, especially in the genteel neighborhoods along South Fourth Street and Withers Road. The district features unusual dwellings such as the circa 1870 Bowyer-Gleaves-House, a rare Virginia example of the Octagon Mode, and Nuska Lodge, a rambling Craftsman-style residence dating to 1909. The district also contains more modest dwellings associated with tradesmen and laborers. Taken in its entirety, the Wytheville Historic District is a historic and architectural resource of statewide significance.

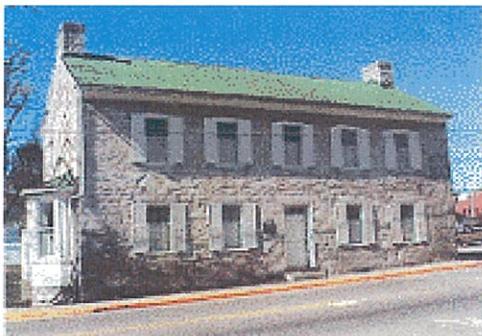
### **Historic District Design Guidelines**

Property owners in the Downtown District must apply for a Certificate of Appropriateness (COA) for all proposed construction activities that include: erection, renovation, modification, restoration, or demolition of a building. A design guideline and standard manual was prepared in 2000 to provide guidance to commercial property owners in the Wytheville Downtown District, to undertake appropriate rehabilitation and alteration work in these buildings. The design guidelines promote the protection of property owner's investments in this district from unsuitable new construction, erroneous remodeling, or demolition. They also help protect the integrity of the historic areas of the downtown district. A COA from the Board of Architectural Review must be obtained before a building permit is issued. A denied COA may be appealed to the Board of Zoning Appeals.

### **Economic Benefits of the Historic District**

Historic Preservation in Wytheville is strongly tied to the commercial and retail industry. An emphasis on historic preservation and design guidelines has potential benefits of an increased tax base, cultural tourism, and neighborhood and downtown revitalization. Heritage tourism, or tourism which focuses on historic areas and sites, is one of the rapidly growing segments of the tourism industry. The historic architecture in Wytheville provides opportunities to enhance tourism in the town. Design guidelines encourage historic rehabilitation that is authentic and reinforces downtown character. This historic area supports a variety of retail outlets, as well as a number of financial institutions and private medical/health businesses. There are also several gift shops, galleries, and restaurants that are housed in historic structures and draw a substantial amount of their business from visitors.

In addition, the Historic Walking Tour, a popular tourist attraction, includes over 245 buildings of historical significance.



Among these, the Haller-Gibboney Rock House and Museum (Photo 7.1) is a significant source of history and commerce in Wytheville. The Rock House Museum served as a school and infirmary during the Civil War and later as a summer boarding house. On the National Historic Register, the Museum contains over 300 original artifacts and period furnishings, which can be explored through guided tours.

*Photo 7.1  
Haller-Gibboney Rock House and Museum*

Historic designation and design review not only benefit existing owners in the downtown area but also attract new buyers who feel safe in the knowledge that their investment will be protected. All property owners with income-producing properties may be eligible for a 20% federal tax credit. The 25% state tax credit is applicable to both income-producing and owner occupied properties. To be eligible, a property must be a “certified historic structure.”

In order to qualify for the federal tax program, the plan for the building must involve “substantial rehabilitation.” For the state tax program, the plan for the building must involve “material rehabilitation.” With design guidelines there is a clear commitment, purpose, and a blueprint for the future appearance of the historic downtown area. Wytheville should continue to preserve and maintain the historic character that anchors the local tourist industry.

### **Trends and Issues**

The charm of the Historic District and the Historic Walking Tour are major sources of revenue in Wytheville. The historically significant structures and places on both the Virginia Register and the National Register are invaluable and significant pieces of history that establish the town as a legitimate tourist attraction in southwest Virginia. As such, Historic Preservation remains a high priority for local government officials, homeowners, and merchants. Currently, the Downtown District is under study through a Block Grant obtained through the Department of Housing and Community Development (DHCD) to examine opportunities for economic and physical restructuring. The Wytheville Downtown Business District Revitalization Team is a group of citizens and property and business owners who, along with Town Council members and Town staff, are working to find ways to improve and make sustainable the downtown area.

## 8. COMMUNITY FACILITIES AND SERVICES

### Introduction

The Town of Wytheville is served by community facilities and services that are provided by the Town, Wythe County, and other public groups for the benefit of the community. For example, the Town provides sewer and water, and public schools are provided by the county. Federal, state, and local agencies share in providing parks and recreation facilities. Although town residents have access to many services, this section is limited to education, emergency services, hospital and health care, public utilities, and parks and recreation.

### Government Organization

The Town of Wytheville has a Council-Manager form of government. The Town Manager, Town Treasurer, and the Town Clerk are Council-appointed positions. The Town Manager hires all other positions.

The Planning Commission consists of seven members appointed by the Town Council. Terms are staggered and individual appointments are made for four years. The primary mission of the Planning Commission is to advise and assist Town Council in promoting the orderly development of the town. Under the Code of Virginia, the Commission has the primary responsibility for developing the plans and ordinances to guide future growth.

### Education

The Town of Wytheville is served by three public schools in the Wythe County school system: Spiller Primary School, Scott Memorial Elementary and George Wythe High School (Table 8.1). In addition, the Wythe County Technology Center is located in Wytheville and serves the school age population. Several private schools also serve the Town of Wytheville. They include Echo Valley Christian Academy, Granite Christian Academy, and Minnick Education Center.

<b>Table 8.1</b>			
<b>Student Population - Wythe County Public Schools</b>			
	1995- 1996	1999- 2000	2012- 2013
Spiller Primary School	665	596	702
Scott Memorial Elementary	374	359	360
George Wythe High School	585	588	438
<i>Source: Wythe County School Board</i>			

Wytheville Community College, a two-year state operated institution, is part of the Virginia Community College System. It is located in the town. Wytheville Community College offers 30 academic programs which include university parallel programs (transfer), occupational technical programs, and health profession programs. The college awards Associates Degrees, diplomas, and certificates. The college serves Bland, Carroll, Grayson, Smyth, and Wythe Counties and the City of Galax. A number of four year degree programs are available on the campus including from Old Dominion University and King College. Wytheville Community College offers one and two year certificate programs for students interested in immediate employment in selected occupational fields which are designed to facilitate transition into an appropriate AAS degree program at a later date. WCC also offers developmental courses to help overcome academic deficiencies and build the foundation for success in college level courses. WCC offers workforce development, apprenticeship training, and manufacturing technology training to assist both students and employers in the region, in addition to offering continuing education to meet the needs of the area. Through the school's affiliation with the Industrial Training Division of the Virginia Community College system, Wytheville Community College has access to personnel and equipment needed to teach a variety of technical skills.

Residents of Wytheville may also pursue undergraduate and graduate degrees from the Southwest Virginia Higher Education Center located in Abingdon, Virginia. The Higher Education Center is supported and accredited by Averett University, King College, the University of Virginia, Emory and Henry College, Old Dominion University, Radford University, Virginia Tech, and Virginia Commonwealth University.

### **Public Safety**

Emergency Services are those services which provide protection of life and property and render services during disastrous events manmade or natural. Wytheville's Emergency Services are coordinated and managed by the Director of Public Safety and consist of E-911 dispatch, police services, fire, building and fire inspections, and animal control. Rescue services are performed by an independent paid rescue squad.

In 1994, the former Town Hall on Spring Street was renovated and converted to the Emergency Services Building. This building now serves as the home to the Town's E-911 Operations Center, Fire Department, Police Department, emergency radio transmission facilities and emergency power facilities. A training center is also housed at this facility.

A consolidation of management functions for the Police, Fire, Communications, Animal Control and Building Inspections Departments has created efficiencies in services and increased the quality of service delivery. This model of management eliminates a redundancy of staff and provides for more field personnel. Overall, the Wytheville Emergency Services Division is operated by a Chief of Police, one Captain, two Lieutenants, and four Shift Sergeants.

Police Department

In 2012, the Wytheville Police Department was composed of twenty eight sworn officers. The Department's Captain, Lieutenants and Sergeants supervise and coordinate the activities of the Patrolmen and other department personnel. The Wytheville Police Department Patrol Division consists of four

equally manned teams composed of a Patrol Sergeant and four Patrol Officers, all of which respond to calls made during their shift. Officers on duty generally patrol the entire area of the town during their shift, though specific areas will sometimes be assigned. On average, officers respond to emergency and non-emergency complaints in three minutes or less.

The geographic intensity of patrol activity in the town allows a high level of law enforcement services. Within an incorporated area of 14.24 square miles and with a total population of 8,211, the Town was able to provide 3.41 officers per 1,000 citizens or one officer per 280 citizens. This is equivalent to one officer per 3.57 square miles on patrol at all hours. Table 8.2 illustrates the number of officers per 1,000 town residents.

The Wytheville Police Department is engaged in a number of crime prevention activities. Upon request, the Department will arrange for local merchants to be escorted to nearby banks. Home and business security surveys will also be arranged for town citizens as requested. The Department responds to burglar alarms and patrols in search of violations and criminal activity. After a sharp decline in the late 1990s, the rate of crime in Wytheville began to rise and peaked in 2003. A steady decline in crime rates has been taking place from 2006 to 2011. Table 8.3 details the crimes reported in Wytheville from 2006-2011.

Locality	Number of Sworn Officers	Population	Officers Per 1,000 Population
Blacksburg	65	42,620	1.53
Bristol	51	17,835	2.89
Martinsville	50	13,821	3.60
<b>Wytheville</b>	<b>28</b>	<b>8,211</b>	<b>3.41</b>

*Source: Town of Wytheville Blacksburg Police Department; Bristol, VA Police Department; Martinsville Police Department*

<b>Table 8.3</b>						
<b>Crimes Reported in Wytheville, 2006-2011</b>						
Crime	2006	2007	2008	2009	2010	2011
Homicide	0	0	1	0	0	0
Forcible Rape	8	3	0	1	4	2
Robbery	3	0	3	7	4	3
Assault	77	62	25	38	34	38
Burglaries	60	33	20	14	19	16
Larceny	269	248	286	207	223	208
Motor Vehicle Theft	17	9	10	8	8	7
Arson	4	0	2	1	1	3
Total	438	355	347	276	289	277
<i>Source: Town of Wytheville Department of Public Safety IBR Offense Counts</i>						

The Police Department's annual budget has been steadily increasing each fiscal year since 2000- 2001. In that year, the Department budget was \$1,094,108. For fiscal year 2012, the Department budget totaled \$1,910,225 which represents an average annual increase of \$68,009 or 43%.

#### Fire Department

The Town of Wytheville has had an organized Fire Department since 1851. Today, a total of six fire districts has been designated within Wythe County. Each district is served by either a volunteer department or one with a combination of volunteers and paid firefighters.

The Wytheville Fire Department's district encompasses the entire town and portions of the surrounding county. The Wytheville Fire Department answers calls within a service area of ninety square miles. The Department's boundaries at present are U.S. Route 52 north to the Wythe/Bland County line, east of town to State Route 649, south of town to both the top of Wytheville Mountain on State Route 640 and U.S. Route 21 South to State Route 684 to Stroupe Mountain, and U.S. Route 11 West to State Route 663. Also, the department has an agreement with the Virginia Department of Transportation to supply fire services to the Walker Mountain Tunnels on Interstate Highway 77. The number of fire calls received within this jurisdiction totaled 2,953 for 2001-2011 for an average of nearly 268 per year. Table 8.4 below displays the number of calls received per year.

A major component of the Wytheville Fire Department is the volunteer division. The Fire Department, which is volunteer, is organized under the Director of Public Safety, a volunteer Chief, a volunteer Deputy Chief, a volunteer Captain, and a volunteer Lieutenant. Paid fire fighters are organized under the Director of Public Safety, a Police

Year	Police	Fire	Rescue
2006	10,720	310	1,584
2007	14,780	370	1,620
2008	15,028	350	1,809
2009	15,267	295	1,399
2010	14,371	330	1,309
2011	14,175	290	1,275
<i>Source: Town of Wytheville Department of Public Safety</i>			

Colonel, and a Police Lieutenant. In 2012, the Wytheville Fire Department is composed of twenty-five volunteers and six paid staff members. In addition, members of the newly formed Wythe County Fire and Rescue Association meet each month to discuss problems that are common among the different districts. All members of this association provide back-up assistance as needed.

All calls received by the Wytheville Fire Department are dispatched from the E-911 Communications Center. The center provides twenty-four hour coverage for all emergency service needs. An average of thirteen firefighters respond to any given fire call. All firefighters are given pagers that can be activated from the central dispatch point in the Town’s Emergency Services Building.

The Department’s average response time to emergencies within town limits, from the moment the call is taken by a dispatcher until arrival on scene, is three to four minutes depending upon the exact location of the fire emergency. The Department’s average response time to those portions of the County within its jurisdiction ranges from fifteen to twenty minutes, again depending upon the location of the incident. Volunteer members of the Department keep their gear with them and respond directly to the scene unless the call is on one of the two interstate highways and then they respond to the fire station and ride the fire trucks.

Emergency Rescue

Emergency rescue services are provided by the Wythe County Rescue Squad. The Emergency Rescue Division is composed of paid and volunteer staff. These individuals work on a schedule that is devised to ensure the delivery of service twenty-four hours per day, every day of the year.

Calls for emergency rescue are received at the E-911 Operations Center in the Emergency Services Building and Wythe County E-911. Dispatchers then transmit the request to those emergency rescue members that are on duty. Calls can also be dispatched from the Police Department and Fire Department. The average response

time for emergency service calls in the Town of Wytheville is six minutes. Wytheville and Wythe County provide some funding and assistance to the Wythe County Rescue Squad for the provision of services and equipment within town limits. The Rescue Squad does their own soft billing for calls to help fund the paid staff and for use of equipment.

**Hospital and Healthcare Services**

Wytheville and the surrounding communities offer a variety of health care facilities within easy access to the Town’s residents. The Wythe County Community Hospital has been serving the Town of Wytheville and Wythe County since 1972. It is a 100-bed facility located on Ridge Road. Of this total, 72 beds are allocated for general medical and surgical use, six are utilized for coronary care.

Allergy	Ophthalmology
Cardiology	Orthopedic Surgery
Anesthesiology	Otolaryngology (ENT)
Dermatology	Palliative Care
Emergency Medicine	Pathology
Gastroenterology	Pediatrics
General Surgery	Plastic Surgery
Internal Medicine	Podiatry
Family Practice	Radiology
Obstetrics & Gynecology	Sleep Medicine
Oncology/Hematology	Urology
<i>Source: Wythe County Community Hospital</i>	

Wythe County Community Hospital employs approximately 425 persons on a full-time basis. Thirty seven physicians are associated with the facility on a full-time basis with numerous other consulting and courtesy physicians on staff. Wythe County Community Hospital provides the community with several medical specialties (see Table 8.5). These services are offered through the hospital’s active medical staff, courtesy medical staff and consulting medical staff.

Approximately 25 medical offices in the area provide routine medical care to the residents of Wytheville, five dental practices, two physical therapy practices, one podiatry practice, and three chiropractic practices.

The Town is additionally serviced by the Mount Rogers Mental Health Center and the Mount Rogers Vocational Rehabilitation Center. There are also a variety of facilities in Wytheville that serve the area’s need for hospice care and nursing and rest homes: Carrington Place, Edgemont Center, Inc., Evansham Manor, Friendship Home Health, Inc., and Virginia’s Rest Home.

**E-911 Emergency Dispatch Operations Center**

Wytheville, Wythe County, and Rural Retreat have consolidated E-911 dispatching services in Wythe County’s new office building on South 6th Street. This cooperative effort is managed by an E-911 board consisting of representatives from each of the local governing bodies. The center provides state-of-the-art communications and mapping equipment and provides maximum efficiency of dispatching services by reducing the redundancy of equipment and personnel in each of the local government’s emergency services departments. Calls to the center are dispatched to the appropriate

local police department, fire department, rescue squad, and other emergency and nonemergency entities.

## **Water System**

The Town of Wytheville owns and operates a public water distribution system that has been in operation since 1950. Prior to 1950, the town's water supply was from springs and an impoundment and pump station protected by a 1,500 acre watershed on Sand Mountain. The present primary water source is Reed Creek at the southern boundary of the Town, however, the Town also is connected to a 20" water line from the Regional Water Treatment Plant on the New River at Austinville. Water is available to a majority of residents in the town and approximately 200 residential, business, and industrial users outside the corporate limits.

### Water Treatment and Storage

The Town's present water treatment plant was constructed in 1950 with a rated capacity of one million gallons per day. The capacity of the plant was doubled in 1965 to two million gallons per day and in the 1980's that capacity was again doubled to 4 million gallons per day. The processed water is stored in three ground storage tanks located on Pine Ridge, two tanks on the eastern slope with a 1.8 million gallon capacity each, and one on the western end with a capacity of 2 million gallons, and an elevated storage tank on Cove Road with a capacity of one half million gallons. .

The Water Treatment Plant operates under a valid and current VPDES Permit from the State Water Control Board, and the Virginia Health Department. Fluoride is added at the water treatment plant to finished water.

### **Water Distribution Facilities**

Processed water is transported from the treatment plant to the tanks through eighteen-inch and twelve-inch water transmission mains. There are four water pumping stations in town. One is located at the corner of 11<sup>th</sup> and East Monroe Streets and serves to equalize pressure in the system when necessary. A second is located on the north side of Pine Ridge that boosts the water supply to the tank at the western end of the ridge. A third smaller pump station provides additional water pressure to the residents of Pine Ridge, and a fourth pump station on Grayson Road outside the town limits provides water service to Sand Mountain customers.

A 20" water line enters the Town on Chapman Road and continues into Main Street from the Regional Water Plant and ultimately connects to the 18" main that feeds the tanks on Pine Ridge.

Wytheville's water distribution system is composed of cast iron, ductile iron, plastic, copper, asbestos cement, and galvanized steel pipes, with the majority of the piping being ductile iron and cast iron. Wytheville has a written Local Standards and Review

Program for water line extensions approved by the Virginia Department of Health and State Water Control Board in 1993. The program contains design standards and specifications for water mains, fire hydrants, valves and fittings. The program enables the Town's engineering department to design and/or approve proposed water line extensions and for experienced Town crews to install and maintain the systems under the supervision of the Director of Public Works.

The Town's water system will be connected to Wythe County's Water Plant on the New River, and by the end of 2012, it will be connected by a 20-inch water main. Wythe County has also extended service lines from Wytheville westward to Rural Retreat providing the potential for either Wythe County or Wytheville to provide water to much of Wythe County. In the event of a water emergency, either plant could provide temporary service to the region. In addition to the access to the production capability of the Regional Plant, the relative ease with which capacity could be added to the County's New River facility provides increased water availability for Wytheville and the Region, a tremendous asset for economic growth.

### **Water Services**

The water treatment plant is the responsibility of the Town Manager with water distribution, the installation, and the maintenance the responsibility of the Director of Public Works. Equipment and supplies are inventoried for use in maintaining and operating the Town's system.

Water billing tasks are performed by the Town Treasurer's Office, which is administered by the Treasurer. Town policies and guidelines for water, as well as for sewer services, are established in Chapter 16 of the Town Code. For connection to the Wytheville water system, a town resident must pay an availability fee. A non-resident customer is charged the fee plus a 50% surcharge.

Water service rates for customers located within Wytheville are relatively competitive with rates charged by surrounding localities. Out of town rates vary depending on the location outside the Town limits, established at the time the water lines were extended.

### **Sewer System**

Wytheville makes domestic and industrial wastewater collection and treatment available throughout most of the town.

#### Sewerage Collection and Handling

The Town of Wytheville's sewer collection system includes gravity sewer lines ranging in size from two inches to twenty four inches in diameter and force mains ranging in size from four inches to eight inches in diameter, served by fifteen pumping stations. In addition, there are extensions outside the corporate limits in certain areas (Table 8.6).

Wytheville developed a local Standards and Review Program for sewer line extensions which was approved by the Virginia Department of Health and State Water Control Board in 1993. This program enables the Town to design and construct its own sewer line extensions. Wytheville continually monitors for breaks, leaks and other deficiencies in its sewer system.

In the 1990s, an extension of sewer service was made in the western area of town bounded by Route 11, Ridge Road and Petunia Road. This extension included two pumping stations and associated force mains. Also, added was a sewer design for the northwestern part of Town to serve Green Acres Road and Tremough Drive. This

Station	Location	GPM
1	395 Chapman Road	500
2	290 Lithia Road	325
3	620 Cove Road	300
4	297 Country Lane	120
5	1715 Peppers Ferry Road	250
6	3185 West Ridge Road	490
7	1645 West Fulton Street	120
8	455 Golf Club Lane	257
9	1210 Old Stage Road	420
10	415 Grayson Road	742
11	1810 Old Stage Road	380
12	1285 North Petunia Road	180
13	1985 West Ridge Road	75
14	125 Caroline Circle	256
15	690 Old Stage Road	35

*Source: Town of Wytheville*

extension is contained by a pumping station bringing the total number of sewage pumping stations to fourteen. The Town utilized local funds and Farmer's Home Administration, loan funds to finance these projects.

The sewerage collection system is maintained by a sewer maintenance crew under the supervision of the Director of Public Works. The Town also employs an experienced crew for the purposes of constructing sewer line extensions.

The Town continues the implementation of its infiltration and inflow abatement program, which was started in 1978.

Approximately \$1 million has been designated in the five year Capital Improvement Plan for inflow and infiltration abatement.

### Sewage Treatment

The Town made its first effort toward pollution abatement during the 1950's. In 1952, a primary treatment plant was constructed which consisted of a combination of raw waste, primary settling and chlorination of treated effluent. Sludge was removed from the wastewater, digested and dried on open beds. The plan served the needs of the town until more stringent standards were applied to State treatment plant operations. The

Town initiated the planning stage for a modern wastewater treatment facility in 1969, which led to the construction of the present plant located on Atkins Mill Road on approximately 14 acres. The existing wastewater treatment facility with a capacity of 2 million gallons a day was completed in 1977 at a cost of \$3.8 million. In 1991, an expansion of this facility was begun which increased its capacity from 2,000,000 gallons per day to 4,000,000 gallons per day. The total facility addition was completed for operation in the fall of 1994 with a construction cost of approximately \$4.5 million funded through Rural Development low interest loans. The approved operating capacity of 4,000,000 gallons per day of VPDES (Virginia Pollution Discharge Elimination System) permit involves sludge disposal in Pulaski County, Virginia.

The existing plant utilizes the waste activated sludge method for processing wastewater. The facility has the capacity to treat waste from an equivalent population of 30,000 persons with an average daily design flow of 4 million gallons per day. The facility houses a modern laboratory equipped to monitor effluent quality.

The plant has a complete set of backup facilities including dual electric service to allow operation during failure of the primary source of power. A generator serves the chlorination facility in the event of failure of both power sources. Recent upgrades have included a methane gas recovery system and methane gas generator that produces electricity reducing electrical service costs at the plant. The gas collection system and generator were funded by a grant from the Department of Environmental Quality (DEQ) and potential payback of electrical costs.

### Domestic Sewer Services

To hook up to the Wytheville sewer system, a town resident must pay a fee for a four-inch connection and an additional fee for connection larger than four inches. Non-resident customers of the town's sewer system must pay a 50% surcharge per hookup. In most cases, the Town extends connection up to 300 linear feet or to the owner's property line, whichever is the lesser, for those customers inside the corporate limits. Outside the corporate limits, connection points are handled on a per case basis.

### Industrial Sewer Service

The present sewer service area is mainly high-density residential with several commercial establishments and an increasing number of industrial establishments. The Town has been in compliance with the EPA-mandated Industrial Waste Ordinance since 1984. Any industry exceeding the established pollutant discharge limitation is required to provide pretreatment before discharging into the Town wastewater system. The target industries are required to furnish a discharge test report every month and are also checked at their effluent points periodically by Town treatment plant personnel.

## **Parks and Recreation**

The Town of Wytheville established the Department of Parks and Recreation in 1973. This department is dedicated to providing high quality, wholesome recreation opportunities, programs and facilities to meet the needs of all citizens. With the completion of the new Community Center in 2007, Wytheville can offer an unrivaled selection of indoor recreational activities including racquetball, rock climbing, swimming, aerobics, weight training, and fitness.

The Community Center serves as the focal point for recreation activities and programs for the town and the administrative offices are here. It is also the location of many of the programs, seminars and instructional classes for youth, adults and senior adults.

The Town continues to own the Fourth Street Civic Center (the old Community Center on 4<sup>th</sup> Street) and leases it to Wytheville Community College for its athletic programs.

### Youth Athletics and Instruction Programs

The Department offers activities for Wytheville youth year-round. Athletic programs include tee-ball, softball, baseball, soccer, football, cheerleading, and basketball. The Department offers these traditional outdoor and youth sports activities at numerous sites throughout town via cooperative agreements with Wythe County, and Wythe County Public Schools.

Other Youth Programs including the Winterfest, Basketball Clinic, Splash Bash, and the Easter Egg Hunt.

### Adult Athletics

Adult athletics are open to Wythe County residents and persons employed full-time in the County. Organized leagues are available year round in a variety of sports including basketball, volleyball and softball. Teams share in the costs of the activity to pay for scorekeepers, officials and awards.

### Senior and Adult Programs

Current programs include badminton, table tennis, bridge classes, blood pressure screenings, luncheons, Senior Olympics and day trips.

### Special Interest and Leisure Programs

The Department of Parks and Recreation also offers programs of special interest and leisure programs. These include walking, open gym, etc., teen and senior activities including dances, and special trips.

### Swimming Programs

Between McWane Pool and the indoor pool at the Community center, the Recreation Department offers a variety of swimming programs including, swimming lessons, open swim, swim team, lap swim, aqua aerobics, therapy programs, and the High School swim teams.

<b>Table 8.7</b>			
<b>Wytheville Parks and Recreation Facilities and Related Site Acreage</b>			
Name	Location	Acres	Facilities Available
Wytheville Community Center	333 Community Blvd.	16	Two court Gymnasium, 25 yard indoor pool, recreational pool, therapy and whirlpool, aerobic room, climbing wall, racquetball courts, fitness and weight room, three multi-purpose rooms with kitchen, teen center, seniors center, restrooms, locker rooms, storage space, offices, etc.
Elizabeth Brown Memorial Park	250 South Fourth Street	1.75	Stage, two lighted shelters equipped with restrooms, electricity and water, two gazebos, picnic tables, open play area
George Wythe High School	1 Maroon Way		Football field for football
McWane Pool and Shelter	150 West Monroe Street	.5	Junior Olympic pool, intermediate pool, wading pool, bathhouse with dressing rooms, classroom space, concessions area and offices
Scott Memorial Elementary School	950 South Seventh Street		Athletic field for football and soccer
Tee Ball Park	Twelfth and North Streets	1.8	Two tee-ball and pitching machine
Withers Park	Fourth Avenue and Monroe Street	3	0.12-mile walking trail, playground, restrooms, shelter, Wall of Honor
Wytheville Community College	1000 East Main Street		Four lit tennis courts and athletic fields, walking track.
<i>Source: Wytheville Department of Parks and Recreation</i>			

Wytheville's Department of Parks and Recreation currently employs 12 full-time staff and approximately 52 part-time and seasonal employees. The Department utilizes facilities managed by the Department itself as well as external facilities to provide citizens with a range of recreation opportunities. Use Agreements with the Wythe County School Board and the Wytheville Community College enable the Department to increase the number of facilities and activities it can provide to Wytheville citizens (Tables 8.7 & 8.8).

**Table 8.8**  
**Ownership of Facilities Utilized by Department of Parks and Recreation**

Facilities owned and maintained by the Department of Parks and Recreation	Facilities under Use Agreement, maintained by Department	Facilities under Use Agreement
Wytheville Community Center Elizabeth Brown Memorial Park and Shelters T-Ball Park Crystal Springs Recreation Area	Withers Park (leased by Town) Scott Memorial Elementary School (Wythe County School Board) George Wythe High School – Outdoor (Wythe County School Board)	Al Jennings Athletic Fields and the Tennis Courts at Wytheville Community College

*Source: Wytheville Department of Parks and Recreation*

**Table 8.9**  
**Regional Picnic Facilities**

Name	Location	Facilities/Activities Available
Ager Park	Stafford Umberger Drive, Industrial Park, Wytheville	Fenced playground with adjacent ball field, picnic tables
Carter (VDOT)/Carters Park	Wayside Memorial Highway 11, Max Meadows	Shelters, grills, ball field, fishing, water fountain
Jefferson National Forest	Highway 21, Speedwell	Picnic tables at highway pullover
Raven Cliff Horse Camp	State Road 619, Jefferson National Forest	Camping for people with horses, located on a horse trail and access to Virginia Highlands Horse Trail
Rural Retreat Lake and Campground	State Road 677, Rural Retreat/exit 60 off I-81	Picnic Tables, boat rental, fishing, camping, duck watching, swimming pool at campground

*Source: Wytheville Telephone directory and the Wytheville-Wythe-Bland Chamber of Commerce, Inc.*

Wytheville residents can also enjoy a variety of recreational activities on their own, including hiking, horseback riding, mountain biking, fishing, swimming, camping, picnicking, boating, bird watching, tubing, rafting, canoeing, hunting and a variety of interpretive programs, all within an easy drive from Wytheville's town limits (Tables 8.9 – 8.11). State parks in the area include Claytor Lake, Hungry Mother, the New River Trail, and Grayson Highlands. Federally owned lands include the Jefferson National Forest, encompassing Mount Rogers National Recreation Area, and the Appalachian Trail, where the primary activities are hiking, camping and enjoying scenic views. Fishing is available at Reed, Cripple, Stoney and Peak Creeks, as well as the New River, Hale Lake, and Claytor Lake. Commercial recreation opportunities are available to Wytheville residents through golf courses, and private campsites (Table 8.12).

Most recently the Town has developed a hiking and biking and discovery trails on the Crystal Springs watershed. The programs were developed by in conjunction with the Blue Ridge Parkway Foundation and the Wythe Bland Foundation.

<b>Table 8.10 Camping Sites Available in Wythe County</b>	
Name	Location
Deer Trail Park & Campground	U.S. 52, Wytheville
Fort Chiswell RV Campground	Good Sam Park, U.S. 52, Fort Chiswell
KOA Campground of Wytheville	RR2, Wytheville
New River Canoe & Campground	US 21, Independence
New River Trail State Park	Foster Falls
Raven Cliff Campground	State Road 619, Jefferson National Forest
Rural Retreat Fishing Lake & Campground	Route 677, Rural Retreat
Stony Fork Campground	State Road 717, Jefferson National Forest
<i>Source: Wytheville Telephone directory and Wythe County</i>	

Name	Location	Facilities/Activities Available
Appalachian Trail	Joins Wythe County on the top of Big Walker Mountain	Hiking and scenic views, campsites, shelters
Big Walker Mountain Lookout and Scenic Byway	Begins at intersection of Route 717 and I-77 (Jefferson National forest is along the byway)	100 foot observation tower and scenic drive
Claytor Lake State Park	End of State Route 660	Camping, fishing, boating, swimming, summer interpretive programs, trails, picnic areas, environmental education center, cabins
Jefferson National Forest	Through northern Wythe County and neighboring counties	Hiking, mountain biking and horse back riding. Hiking Trails: Cannel Rock, Crawfish, Monster Rock, Polecat, Seven Sisters, Stony Fork Nature Trail and Tract Fork Trail. Dark Horse Hollow (US 52): Grills, water pump, fishing, Stony Fork Creek, nature trails, picnicking, and water play area with beach. Big Bend Picnic Area (US 52 on top of Walker Mountain): Grills, tables, fireplaces, hiking trails, bird watching. Stony Fork: camping, fishing hiking trails
New River Trail State Park	Enters Wythe County on the southern border and continues along New River to the eastern border	Fishing, hiking, bike trails. Shot Tower: historic exhibit (I-77 between Fort Chiswell and Poplar Camp), Foster Falls: Picnic tables, camping, playground, tubing, bicycling, canoeing, rafting, and kayak rentals, horse rentals (same location)
Mount Rogers National Recreation Area	Frames the Southern portion of Wythe County, covers 120,000 acres in Southwest Virginia	Part of Jefferson National Forest. Camping, hiking, horseback riding, fishing, mountain biking, unspoiled wilderness area, seven developed campgrounds. Raven Cliff Horse Camp: Camping, located on a horse trail. Comers Rock Wildlife and Picnic Area: ten campsites, several picnic sites, small stone picnic shelter, Iron Mountain Trail runs through campground, observation platform
Hungry Mother State Park	Route 16 North off Route 11, Marion, Virginia	Fishing, swimming, camping, hiking, bicycle trails, summer interpretive programs, amphitheater, cabin rentals, boat rentals, and Hemlock Haven Conference Center with meeting rooms, sports complex and picnic area
Grayson Highlands State Park	U.S. 58 midway between Independence and Damascus	Camping, fishing, hunting, horse trails, hiking trails, mountain biking, cross-country skiing, picnicking and amphitheater

*Source: Wythe County, the Wytheville-Wythe-Bland Chamber of Commerce, Inc. and the USDA Forest Service*

Name	Location
Wytheville Golf Club (private)	Wytheville
Draper Valley Golf Club	Draper
Galewinds Golf Course	Wytheville
Skyland Lakes Golf Course	Fancy Gap
Wolf Creek Golf and Country Club	Bastian

*Source: Wythe County – Bland County Sprint Yellow Pages  
Wytheville-Wythe-Bland Chamber of Commerce, Inc.*

There are facilities and recreational opportunities afforded by Wythe County such as the Rural Retreat Lake and Campground which sports a pool, rowboats and four picnic pavilions, available for a fee. The County also runs youth softball, soccer and baseball leagues as well as an adult softball league.

#### Future Recreational Needs

Recreation Commission has identified the need for additional athletic fields for football, baseball and soccer.

#### **Community Facilities Trends and Issues**

As the population of Wytheville grows, so does its need for increased Police and Fire protection, sewer and water service networks, street and infrastructure upgrades. Wytheville's population growth has been slow but steady, and the Town has continued to upgrade the professional staff, infrastructure, and facilities that serve its citizens. As provisions are made for business and industrial expansion through infrastructure improvements the potential for a faster rate of population growth improves it is obvious that Wytheville is poised for more rapid economic and population growth.

# APPENDIX 1

## Historic Preservation

### **Additional Historic Background of Wytheville**

Wytheville shares with Wythe County important historical events dating back to the Revolutionary War. Wythe County was established in 1789 from the western part of Montgomery County, which earlier had been formed from Fincastle County. The county was named in honor of George Wythe, a prominent leader in Virginia history. In addition to being the first teacher of law at the College of William and Mary in Williamsburg, Virginia, he was also a signatory of the Declaration of Independence and the designer of the State Seal of Virginia. In 1790, the town of Evansham, located at a section of the Great Wagon Road linking Tennessee and the old Southwest with Philadelphia, was designated the County Seat. Forty-seven years later, in 1839, the town trustees officially changed the name of this town from Evansham to Wytheville.

At the time of the incorporation of the town, Thomas J. Boyd became president of the first Board of Trustees, which later was called the Town Council. He possessed unusual leadership and business abilities and is credited with bringing the railroad through Wytheville along with many other developments of the period. He is probably best known for having designed many wide streets and preparing the "Boyd's Map" in 1877. This map along with the two other layouts of the town made by Robert Adams (the Adams Survey) and James H. Piper, served as the pattern of many subsequent maps of Wytheville.

During the Civil War, Wytheville became the scene of several battles especially due to its location on the main line of the Virginia and Tennessee Railroad (now Norfolk Southern Corporation). The first skirmish was the Battle of Wytheville, sometimes referred to as "Toland's Raid," occurring on July 17, 1863. A Federal force of approximately 1,000 men, under the command of General John T. Toland, moved from Tazewell to cut the railroad at Wytheville. Most accounts note that Miss Molly Tynes notified the residents of Wytheville about the approach of the Federal troops. She made a heroic ride of nearly forty-one miles to give this warning. The defending force consisted of only fifty elderly men and boys of the town in addition to a small reinforcement of fifty soldiers from a Confederate force at Dublin. Previously commanding a regiment of the Stonewall Brigade, Joseph L. Kent skillfully commanded this force. The battle ensued for one hour. General Toland and several of his men were killed. Additionally, four men from the Confederate side were killed. Although reports concerning the aftermath differ, it is known that a Federal detachment was sent to cut off the railroad. Soon thereafter a locomotive was heard approaching the town. Thus if any damage at all was accomplished by the troop, it was minor. The detachment alleged that the train was transporting large Confederate reinforcements, and consequently returned to the main body. The whole force then made a hasty retreat toward the West Virginia Mountains by a different route from which they had come.

Along the way several leading men of the town, including Colonel Thomas J. Boyd, were taken as prisoners and brought to the top of Big Walker Mountain where they were later released.

On May 10, 1864, the Second Battle of Wytheville, more familiarly known in the area as the "Battle of the Cove," was fought. The obvious intent was to capture Wytheville and to cut off the railroad. General W. W. Averell, commanding a Federal force of approximately 2,500 men, approached Wytheville by way of Crocket's Cove. A Confederate force of equal size also arrived in Wytheville commanded by Colonel William L. Graham. Colonel Graham's force made contact with General Averell's advanced regiment at the gap of the cove approximately five miles from Wytheville. The result was another long battle lasting throughout the day. General Averell was forced to retreat after suffering considerable losses in killed and wounded men. Colonel Graham later declared that 117 Union soldiers were buried in the Cove the day after the battle whilst the Confederate losses were small. The attempts of blocking the railroad to capture Wytheville in both the battles were thwarted.

Both before and after the Civil War, many citizens playing a prominent role on the state or national levels which influenced the history of Wytheville. General Alexander Smyth, commander of an army in the War of 1812, settled in Wytheville. The bell currently kept in the Courthouse lobby was captured by his forces from a British ship and was later given to Wythe County. Ironically, the bell of another ship taken at the same time followed a circuitous route but finally came to Wytheville and now is displayed in the Presbyterian Church. President Andrew Jackson, according to an old account of 1904, "journeying from his Kentucky home to Washington always stopped in Wytheville." Old reports also state that Henry Clay and John C. Calhoun stopped in Wytheville on their trips to and from Washington. Edith Bolling Wilson, the wife of President Woodrow Wilson, earning the title of First Lady Extraordinary, was born in Wytheville on October 15, 1872, in the building presently occupied by Skeeter's. Many others who achieved fame from military and political life called Wytheville their home. Both Virginia Governor Elbert Lee Trinkle and United States Senator and Consul of the United States in Hong Kong, Colonel Robert Enoch Withers, resided within the town. Confederate Generals James Alexander Walker and William Terry, both assuming commanding positions with the Stonewall Brigade, practiced law in Wytheville and are buried in the historic East End Cemetery. Additionally, the heroic Confederate General, J.E.B. Stuart, attended school and had relatives in Wytheville.

The aesthetics and development of the town bear ample evidence that modern day Wytheville has been significantly influenced by a legacy of the past. The wide streets and the location of the railroad in the southern part of town may be attributed to the foresight of Colonel Boyd. A number of old homes and churches bear the stamp of a style and architecture that belonged to a previous century. In line with its historic traditions, the town has maintained its position as a center of trade and business activities.